



South Northamptonshire Local Area Planning Committee

Minutes of a meeting of the South Northamptonshire Local Area Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 5 August 2021 at 2.15pm.

Present Councillor Stephen Clarke (Chair)
 Councillor Ken Pritchard (Vice-Chair)
 Councillor Anthony S. Bagot-Webb
 Councillor Dermot Bambridge
 Councillor William Barter
 Councillor Maggie Clubley
 Councillor Karen Cooper
 Councillor Alison Eastwood

Also Councillor Phil Bignell
Present

Officers Tracey Hill, Major Projects Manager
 Samuel Dix, Principal Planning Officer
 Hannah Hayward, Student Planning Officer
 Jamie Parsons, Planning Solicitor
 James Edmunds, Democratic Services Assistant Manager

Four members of the public attended the meeting.

2. **Declarations of Interest**

Councillor Bagot-Webb declared a disclosable pecuniary interest in agenda item 6 (application WNS/2021/0724/FUL concerning 35 John Clare Close, Brackley NN13 5GG) as the applicant and withdrew from the meeting when the matter was considered and determined by the Committee.

3. **Minutes**

The minutes of the meeting of the Committee held on 3rd June 2021 were agreed as a correct record and signed by the Chairman.

4. **Chairman's Announcements**

The Chairman welcomed all those present to the meeting.

At the Chairman's invitation the Principal Planning Officer gave an update on the appeal concerning application S/2020/0599/MAO relating to land east of Lower Road, Milton Malsor. A public inquiry had started earlier in 2021. It was due to resume on 18th August 2021 for three days and would close in writing if necessary.

5. **46-48 High Street, Harpole, Northamptonshire, NN7 4BS**

The Committee considered application WNS/2021/0209/FUL comprising the proposed conversion of the Bull Public House including demolition of a single storey side extension to form a residential dwelling and development of the pub car park to provide two detached houses and associated garages / parking and amenities space, at 46-48 High Street, Harpole NN7 4BS for Mr Terry O'Sullivan.

Ms Linda Carter, Executive Officer – Planning at Harpole Parish Council addressed the Committee in opposition to the application.

The Committee noted a statement provided by the applicant in lieu of their representative being able to address the meeting in person that was included in the written update.

In reaching its decision the Committee considered the officer's report and presentation, the address of the public speaker, and the written update.

Resolved

That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0209/FUL, subject to the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limits and General Implementation Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Site Location Plan (drawing ref: DE(9)900), received 17th March 2021
Proposed Site Plan (drawing ref: DP(9)900 rev D), received 2nd June 2021
Proposed Pub Plans (drawing ref: DP(0)003 rev A), received 17th March 2021
Proposed Pub Elevations (drawing ref: DP(0)052 rev B), received 26th July 2021
Plot 2 Proposed Plans (drawing ref: DP(0)001), received 17th March 2021
Plot 2 Proposed Elevations (drawing ref: DP(0)050 rev A), received 2nd June 2021
Plot 3 Proposed Plans (drawing ref: DP(0)002 rev A), received 20th July 2021

Plot 3 Proposed Elevations (drawing ref: DP(0)051 rev B), received 20th July 2021
Proposed Double Garage Plans/Elevations (drawing ref: DP(0)010), received 2nd June 2021

Reason: To clarify the permission and for the avoidance of doubt.

Conditions requiring Local Planning Authority written approval or to be complied with before any development commences

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

4. Based on the findings of the Phase I Desktop Assessment submitted with the application, no part of the development hereby permitted shall take place until:
 - (a) a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present has been carried out;
 - (b) the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (c) both (a) and (b) above has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire

Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

5. If contamination is found by undertaking the work carried out under condition 4, then no development hereby permitted shall take place until
 - (a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings and garden levels have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason: In order to safeguard the residential amenity of occupiers and the visual amenities of the area (including the Conservation Area and setting of the nearby Listed Building) in accordance with Policies SS2 and HE5 of the South Northamptonshire Local Plan (Part 2) and advice within Section 12 of the National Planning Policy Framework.

Conditions requiring Local Planning Authority written approval or to be complied with by developer before specific construction works take place

7. A method statement for enhancing biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to any development above slab level. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

8. Samples of the slates to be used in the covering of the roof of the dwellings, including ridge tiles, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason: To ensure that the materials are appropriate to the appearance of the locality (including the Conservation Area) and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 and HE5 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

9. The external walls of the dwellings and the garages of plots 2 and 3 shall be constructed in natural ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason: To ensure that the materials are appropriate to the appearance of the locality (including the Conservation Area) and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 and HE5 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

10. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to preserve the setting of the nearby Listed Building, in accordance with Policies SS2 and HE5 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

11. Before any above ground works commence a scheme for the provision and implementation of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of the dwelling hereby approved.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy SS2 of the South Northamptonshire Local Plan Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

12. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of plots 2 and 3, including the windows and doors (and their surrounds), together with the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to construction above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area and Conservation Area in accordance with Policies SS2 and HE6 of the South Northamptonshire Local Plan

13. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area and Conservation Area in accordance with Policies SS2 and HE6 of the South Northamptonshire Local Plan

14. Details of the construction, including cross sections, cill, lintel, reveal and colour / finish of the proposed windows, which shall be of a timber construction, to a scale of not less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area and Conservation Area in accordance with Policies SS2 and HE6 of the South Northamptonshire Local Plan

Conditions requiring Local Planning Authority written approval or to be complied with by developer before occupation

15. If remedial works have been identified in condition 5, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 5. A verification report that demonstrates the

effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

16. The proposed access and parking facilities shall be provided in accordance with the approved plans before first occupation of the development hereby permitted.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

17. The dwellings hereby permitted shall not be occupied until they have been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

Reason: To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110 of the National Planning Policy Framework.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Conditions to be complied with at all times

19. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure shall be erected or placed within the curtilage of the dwellings hereby permitted without the prior planning permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the character and appearance of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

20. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the front wall of any dwelling and the highway, at any time, without the prior express planning permission of the Local Planning Authority.

Reason: In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

21. Notwithstanding the provisions of Classes A-D (inc) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the dwellings shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason: Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that the amenities of the adjoining occupier(s) are not adversely affected in accordance with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

22. All rainwater gutters and downpipes, etc shall be cast iron or aluminium manufacture and painted black unless alternative details are otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure that the new works are sympathetic with the character of the surrounding area and to accord with Policies SS2 of the South Northamptonshire Local Plan.

23. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason: In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy SS2 of the South Northamptonshire Local Plan.

24. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

25. All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

6. 35 John Clare Close, Brackley, NN13 5GG

The Committee considered application WNS/2021/0724/FUL comprising a single storey rear extension at 35 John Clare Close, Brackley NN13 5GG for Mr and Mrs A Bagot-Webb.

In reaching its decision the Committee considered the officer's report and presentation, there being no additional written updates on the application.

Resolved

That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0724/FUL, subject to the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limits and General Implementation Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are: Proposed Plans (drawing no. P/21/170/003 C) as received by the Planning Authority 22.07.2021.

Reason: To clarify the permission and for the avoidance of doubt.

Materials, Finishes and Design

3. The materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

7. **Urgent Business**

There were no items of urgent business.

The meeting closed at 3.15 pm

Chair: _____

Date: _____