



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 9 September 2021 at 2.15 pm.

Present	Councillor Stephen Clarke (Chair) Councillor Anthony S. Bagot-Webb Councillor Dermot Bambridge Councillor William Barter Councillor Maggie Clubley Councillor Alison Eastwood
Substitute Members:	Councillor Rosie Herring (For Councillor Karen Cooper) Councillor Ian McCord (For Councillor Ken Pritchard)
Apologies for Absence:	Councillor Ken Pritchard (Vice-Chair) Councillor Karen Cooper Councillor Lisa Samiotis
Officers	Paul Seckington, Interim Head of Development Management, Enforcement and Land Charges Emily Shaw, General Planning Team Manager Ashley Bidwell, Senior Planning Officer Jamie Parsons, Planning Solicitor Richard Woods, Democratic Services Officer

8. Declarations of Interest

6. Land West of Whitfield Road, Radstone, NN13 5PZ

Councillor Rosie Herring, Disclosable Pecuniary Interest, as the co-applicant concerned in this application, would leave the meeting for the duration of the discussion on this item.

9. Minutes

The minutes of the meeting of the Committee held on 5 August 2021 were agreed as a correct record and signed by the Chairman.

10. Chairman's Announcements

There were no Chairman's announcements.

11. **Thorpe Barn, Thenford Road, Thorpe Mandeville, OX17 2FG**

The Committee considered application WNS/2021/0349/FUL for the change of use of an agricultural building to a wedding venue and external alterations to close open bays at Thorpe Barn, Thenford Road, Thorpe Mandeville, OX17 2FG for Mr Paul Ormond.

Jeremy Greenhalgh, a local resident, addressed the Committee in objection to the application.

Paul Ormond, the applicant, addressed the committee in support of the application.

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

Resolved

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0349/FUL subject to the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time limit

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.

Approved plans

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 Floor Plans (drawing ref: A-01 rev B)
- Proposed Elevations (drawing ref: A-02 rev A)

Both received 4th May 2021

- Proposed parking plan, received 19th July 2021
- Site Location Plan (drawing ref: SP5244SW), received 29th July 2021

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

Vision splays

3. Prior to first use vision splays shall be provided at the proposed car park access to give clear visibility over a distance of at least 43 metres to the north and south along Thenford Road from a point at least 2m metres back from the centre line of the access, measured from and along the near edge of the carriageway. The vision splays shall be kept clear of all obstructions, levelled and maintained at a height not exceeding 0.6 metres above the adjacent carriageway level.

Reason : To ensure that adequate visibility is retained in the interest of road safety in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Materials

4. A schedule of materials and finishes to be used in the external walls and roof(s) of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 and NE2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

Parking

5. Notwithstanding the approved drawings, details of the proposed parking provision for vehicles to be accommodated within the site (including details of the proposed surfacing and drainage of the provision to allow parking in wet conditions), shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The approved parking facilities shall be laid out and completed in accordance with the approved details before the first use. The car parking spaces shall be retained for the parking of vehicles at all times thereafter.

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

Lighting

6. Further details of the external lighting including the design, luminescence, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of

those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

Security

7. Prior to the first use of the development hereby permitted, a Crime Prevention and Security Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include an assessment of the crime and security risks associated with the development. The development shall be carried out and the use operated thereafter in full accordance with the approved Statement.

Reason : To ensure the crime and security risks associated with the development are properly taken into account, and to ensure the mitigation measures are compatible with the rural character and appearance of area, in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Access

8. Prior to first use of the development, details shall be submitted to and approved in writing by the Local Planning Authority of how guests will be encouraged to access the site from the north only. This shall include details of signage, promotional material, marshalling, and any other means of controlling access to the site.

Reason : Notwithstanding that Thenford Road is adopted highway, the proposed development is only acceptable in highway safety terms if accessed from the north. Therefore, the proposed details are needed to ensure access from the south is minimised insofar as possible and to comply with Policy SS2 of the Part 2 Local Plan for South Northamptonshire and Paragraph 111 of the NPPF.

9. The car park access shall be paved with a hard bound surface (no gravel) for a distance of at least 5 metres from the highway boundary and shall be retained as such thereafter. The applicant's attention is also drawn to the licensing requirements specified in the informative below.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Amenity

10. The development shall be carried out in accordance with Noise Impact Assessment and Management Plan prepared by ParkerJones Acoustics and received by the Local Planning Authority on 6th August 2021.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

11.No sound amplification equipment shall be used at any time outside of the building. Inside the building sound amplification equipment shall be restricted to the Saros PD6T 2-way Pendant Speaker, as per details received by the Local Planning Authority on 13th July 2021. No sound amplification shall take place after 11pm.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

12.No external light displays or laser equipment shall be used in association with the use hereby approved at any time.

Reason : To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

12. Land west of Whitfield Road, Radstone, NN13 5PZ

The Committee considered application WNS/2021/0686/FUL for the erection of outbuildings to be ancillary to dwelling approved under permission S/2020/2890/FUL at Land West of Whitfield Road, Radstone, NN13 5PZ for Mr & Mrs A.M. and R.J. Herring.

Andy Smith, on behalf of Radstone Parish Meeting, addressed the Committee in objection to the application.

Mike Edwards, a local resident, addressed the Committee in objection to the application.

Tony Herring, the applicant, addressed the Committee in support of the application.

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

Resolved

- (1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0349/FUL subject to the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time limit

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.

Approved plans

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: 377.01), received on 3rd June 2021

Proposed Site Layout (drawing ref: 516.05C), received on 17th June 2021.

Proposed Outbuildings Plans, Elevations, and Sections (drawing ref: 516.126A), received on 25th March 2021.

Indicative Site Profile (drawing ref: 516.106D), received on 16th July 2021.

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

Materials

3. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

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

Ancillary use

4. The buildings hereby permitted shall be used solely as ancillary accommodation to the dwellinghouse approved under application S/2020/1890/FUL and as such shall not be sold, leased, let, sub-let or used as an independent dwelling unit nor used for any other purpose whatsoever. In addition, the car shelter hereby approved shall be used solely for the garaging of motor vehicles.

Reason : The site is unsuitable to accommodate a separate dwelling without it being cramped or causing harm to the amenities of the occupants of the adjoining dwelling(s) and in order to comply with Policy SS2 of the South Northamptonshire Local Plan.

Drainage

5. Surface water for each of the outbuildings hereby approved shall be directed to a soakaway or otherwise directed to a domestic water butt.

Reason : To ensure that the development/site is served by sustainable arrangements for the disposal of surface water and to minimise the risk of flooding to comply with Policy SS2 of the South Northamptonshire Local Plan and Government advice in the National Planning Policy Framework.

Tree protection

6. No beneath ground works that are necessary to construct either the car shelter or garden store hereby approved shall commence unless and until a revised method of tree protection is submitted to and approved in writing by the Local Planning Authority. Any revised tree protection method shall be put in place prior to any beneath ground works taking place.

Reason : The car shelter and garden store are located within the Root Protection Areas of trees that are to be protected and retained as part of the Tree Report (reference SB/JS/712, incorporating protection plan [drawing ref: SB/JS/712/TS] and root protection plan [drawing ref: SB/JS/CW]) that was approved in granting permission for the host dwelling (S/2020/1890/FUL). Revised methods of protection may therefore be required if new below-ground works are necessary to construct either building.

13. Urgent Business

There were no items of urgent business.

The meeting closed at 3.30 pm

Chair: _____

Date: _____