



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at the Forum, Towcester on Monday 13 December 2021 at 2.00 pm.

- Present Councillor Phil Bignell (Chair)
 Councillor David James (Vice-Chair)
 Councillor Andre Gonzalez De Savage
 Councillor Enam Haque
 Councillor Jonathan Harris
 Councillor Rosie Herring
 Councillor Stephen Hibbert
 Councillor James Hill
 Councillor Charles Manners
 Councillor Jake Roberts
 Councillor John Shephard
- Also
Present: Sophia Thorpe, RPS Group for WNS/2021/0894/MAR
 Daniel Oliver, RPS Group for WNS/2021/0894/MAR
 Linda Carter, Harpole Parish Council for WNS/2021/1198/MAR
 Anne Gray for S/2020/1644/EIA
 Jason Tait, Planning Prospects Ltd for S/2020/1644/EIA
 Cllr Martin Johns, Towcester Town Council for S/2020/1644/EIA
 Pam Dixon, Easton Neston Parish Meeting for S/2020/1644/EIA
 Graham Ferrie for S/2020/1644/EIA
 Cllr Charles Askew, Towcester Town Council for S/2020/1644/EIA
 David Smith, IM Properties for S/2020/1644/EIA
 Damien Holdstock, Turley for S/2020/1644/EIA
 Dave Neale, DTA for S/2020/1644/EIA
 Victoria Southern, Vistry Group for WND/2021/0172
 Stuart Routledge, Aston Martin for WNS/2021/1594/MAF
- Apologies
for
Absence: Councillor Paul Joyce
- Officers Daniel Callis, Principal Planning Officer
 Rebecca Grant, Major Projects Officer, Planning Department Daventry
 Tracey Hill, Major Projects Manager
 Andrew Longbottom, Principal Planning Officer-Major Projects
 Development Management - South Northamptonshire Area
 Justin Price-Jones, Planning Solicitor
 Paul Seckington, Interim Head of Development Management,
 Enforcement and Land Charges
 Jim Newton, Assistant Director - Growth, Climate and Regeneration
 Suzanne Taylor, Principal Planning Officer
 Diana Davies, Democratic Services Officer

15. **Declarations of Interest**

10. S/2020/1644/EIA - Hybrid Application for Employment Uses on AL3 - Tiffield Road Towcester.

Councillor Phil Bignell declared a Non Statutory Disclosable Interest, as he had a personal interest and would leave the meeting for the duration of the item.

16. **Minutes**

The minutes of the meeting of the Committee held on 18 October 2021 were agreed as a correct record and signed by the Chair.

17. **Chair's Announcements**

The Chair advised the Committee of a change to the order to the agenda. Planning applications would be heard in the order of Item 5, 6, 10, 7, 8 and 9.

In light of the Covid restrictions in place there would be a short interval after each item to allow for a rotation of interested parties to the respective items being heard at the meeting.

18. **WNS/2021/0894/MAR - Reserved Matters, Phase 1A , 439 dwellings, Norwood Farm**

The Committee considered the application WNS/2021/0894/MAR for the Reserved Matters submission relating to phase 1a pursuant to hybrid planning permission S/2016/1324/EIA. RM for phase 1a comprising 439 new homes with associated infrastructure, open space and children's Local Equipped Area of Play, with 15% affordable housing.

Suzanne Taylor, Principal Planning Officer, outlined the application for the reserved matter for phase 1a comprising 439 new homes with associated infrastructure, open space and children's Local Equipped Area of Play, with 15% affordable housing.

Sophia Thorpe, the applicant/agent, addressed the committee in support of the application with Daniel Oliver in attendance to answer technical questions that committee may have had in relation to the application.

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

Resolved:

- (1) That authority be delegated to the Assistant Director for Growth, Climate Change and Regeneration to grant permission, for application S/2021/0894/MAR subject to the conditions set out in the report (and any amendments to those conditions as deemed necessary).

(2) Receipt of satisfactory technical information regarding surface water drainage

If the surface water drainage and ecology matters are not satisfactorily resolved by 14 February 2022 (and no extension of time has been agreed between the parties), delegate to the Assistant Director for Growth, Climate Change and Regeneration to refuse permission on the following grounds (final wording delegated to Assistant Director for Growth, Climate Change and Regeneration);

- Increased risk of surface water flooding and/or
- Harm to wildlife/bio diversity

CONDITIONS

Time Limits, Plans, Phasing/Levels, alternative development

Compliance with Plans

1. 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:

- Location plan – Drawing No. AAH5693 9203 received 25 June 2021;
- Street Scenes Frontage - Drawing No. AAH5693_7802_P01.01 received 25 June 2021;
- Street Scenes – Drawing No. AAH5693_7801_P01.02 received 25 June 2021;
- Boundary Details - Drawing No. AAH5693_9501 received 25 June 2021;
- Coloured Planning Layout A1- Drawing No. AAH5693_8001_Rev W received 30 November 2021;
- Proposed Layout - Drawing No. AAH5693_8001_Rev W received 26 November 2021;
- Materials - Drawing No. AAH5693_8002_P01.09 received 26 November 2021;
- Parking Plan - Drawing No. AAH5693-RPS-xx-00-DR-A-0001 Rev J received 26 November 2021;
- Enclosure Plan - Drawing No. AAH5693_8003_Rev H received 26 November 2021;
- Refuse and Recycling Plan Drawing No. AAH5693-RPS-xx-00-DR-A-9102 Rev F received 26 November 2021;
- Landscape and Ecological Management Plan EC01545_Norwood Farm_A_210420 received 25 June 2021;
- House Type/Plot Schedule - Project Code P17-2479_26-1A received 30 November 2021;

House Type Drawings:

- AAH5693-RPS-AFF-UL-0764-T241 - TYPE 241 received 22 September 2021;
- AAH5693-RPS-AFF-UL-0550-1B-Rev 01 - TYPE 1B received 22 September 2021;
- AAH5693-RPS-AFF-UL-0746-0445-T241A-1BA received 22 September 2021;

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- AAH5693-RPS-AFF-UL-0890-T351-Rev 01 - TYPE 351 received 22 September 2021;
- AAH5693-RPS-AFF-UL-1149-T461 - TYPE 461 received 22 September 2021;
- AAH5693-RPS-BOV-RE-0681-HW-Rev A – HAWTHORN received 26 November 2021;
- AAH5693-RPS-BOV-RE-0822-FL – FLANDERS received 04 November 2021;
- AAH5693-RPS-BOV-RE-0822-FLCNR - FLANDERS Corner received 04 November 2021;
- AAH5693-RPS-BOV-RE-0851-MG – MAGNOLIA received 04 November 2021;
- AAH5693-RPS-BOV-RE-0931-RO-Rev A – ROWAN received 26 November 2021;
- AAH5693-RPS-BOV-RE-1082-SP-B-RevA – SPRUCE received 04 November 2021;
- AAH5693-RPS-BOV-RE-1082-SP-R-RevA - SPRUCE Render received 04 November 2021;
- AAH5693-RPS-BOV-RE-1107-CY-V1 - CYPRESS Version 1 received 04 November 2021;
- AAH5693-RPS-BOV-RE-1107-CY-V2 - CYPRESS Version 2 received 04 November 2021;
- AAH5693-RPS-BOV-RE-1124-BE – BEECH received 04 November 2021;
- AAH5693-RPS-BOV-RE-1218-JU-RevB – JUNIPER received 04 November 2021;
- AAH5693-RPS-BOV-RE-1370-AS-B-RevB - ASPEN Brick received 04 November 2021;
- AAH5693-RPS-BOV-RE-1370-AS-S - ASPEN Stone received 04 November 2021;
- AAH5693-RPS-BOV-RE-1370-AS-S-RevB - ASPEN Stone received 04 November 2021;
- AAH5693-RPS-BOV-RE-1385-CH-RevA – CHESTNUT received 04 November 2021;
- AAH5693-RPS-BOV-RE-1505-CO – COBBLER received 04 November 2021;
- AAH5693-RPS-BOV-RE-1792-MA-B - MAPLE Brick received 04 November 2021;
- AAH5693-RPS-BOV-RE-1792-MA-S - MAPLE Stone received 04 November 2021;
- AAH5693-RPS-BOV-UL-0681-HW-Rev A – HAWTHORN received 26 November 2021;
- AAH5693-RPS-BOV-UL-0822-FL – FLANDERS received 04 November 2021;
- AAH5693-RPS-BOV-UL-0822-FLCNR - FLANDERS Corner received 04 November 2021;
- AAH5693-RPS-BOV-UL-0851-MG – MAGNOLIA received 04 November 2021;
- AAH5693-RPS-BOV-UL-0931-RO-Rev A – ROWAN received 26 November 2021;
- AAH5693-RPS-BOV-UL-1107-CY – CYPRESS received 04 November 2021;
- AAH5693-RPS-BOV-UL-1124-BE – BEECH received 04 November 2021;
- AAH5693-RPS-LIN-0636-135-4 Plots 133-138 A received 04 November 2021;

- AAH5693-RPS-LIN-0636-211-6 - Plots 209-214 A received 04 November 2021;
- AAH5693-RPS-LIN-0636-257-5 - Plots 257-265 A received 04 November 2021;
- AAH5693-RPS-LIN-RE-0649-1112-ANHR-RevA received 04 November 2021;
- AAH5693-RPS-LIN-RE-0649-HR-Rev B – HARCOURT received 01 December 2021;
- AAH5693-RPS-LIN-RE-1112-AN – ASLIN received 04 November 2021;
- AAH5693-RPS-LIN-RE-1136-MY – MLYNE received 04 November 2021;
- AAH5693-RPS-LIN-UC-0866-WY – WYATT received 04 November 2021;
- AAH5693-RPS-LIN-UC-0970-MO - MOUNTFORD – Brick received 04 November 2021;
- AAH5693-RPS-LIN-UC-0970-MO - MOUNTFORD – Stone received 04 November 2021;
- AAH5693-RPS-LIN-UC-1112-AN – ASLIN received 04 November 2021;
- AAH5693-RPS-LIN-UC-1112-GD – GOODRIDGE received 04 November 2021;
- AAH5693-RPS-LIN-UC-1136-MY – MLYNE received 04 November 2021;
- AAH5693-RPS-LIN-UC-1470-RP – RIPLEY received 04 November 2021;
- AAH5693-RPS-LIN-UL-0649-HR- Rev B – HARCOURT received 01 December 2021;
- AAH5693-RPS-LIN-UL-0769-EM – EMMETT received 04 November 2021;
- AAH5693-RPS-LIN-UL-0866-WY-Rev A – WYATT received 26 November 2021;
- AAH5693-RPS-LIN-UL-0970-MO-B - MOUNTFORD Brick received 04 November 2021;
- AAH5693-RPS-LIN-UL-0970-MO-R - MOUNTFORD Render received 04 November 2021;
- AAH5693-RPS-LIN-UL-1112-AN-Rev A – ASLIN received 26 November 2021;
- AAH5693-RPS-LIN-UL-1112-GD – GOODRIDGE received 04 November 2021;
- AAH5693-RPS-LIN-UL-1136-MY – MLYNE received 04 November 2021;
- AAH5693-RPS-LIN-UL-1470-RP – RIPLEY received 04 November 2021;

Other Buildings Drawings:

- AAH5693-RPS-GARAGE-DDG received 04 November 2021;
- AAH5693-RPS-GARAGE-SDG received 04 November 2021;
- AAH5693-RPS-GARAGE-SG(2) received 04 November 2021;
- Cycle store – Drawing No. AAH5693_1005A received 12 November 2021;
- Bin and cycle combination – Drawing No. AAH5693_1006A received 04 November 2021;
- Bin store – Drawing No. AAH5693_1007A received 04 November 2021;

Landscaping Drawings/Details:

- Tree Data Schedule received 25 June 2021;
- Tree Constraints Plans JSL3884_700 P01 and JSL3884_701 P01 both received 25 June 2021;

- Drawing No. JSL3884-RPS-XX-EX-DR-L-9001-P04 received 26 November 2021;
- Drawing No. JSL3884-RPS-XX-EX-DR-L-9002-P03 received 26 November 2021;
- Drawing No. JSL3884-RPS-XX-EX-DR-L-9003-P03 received 26 November 2021;
- Drawing No. JSL3884-RPS-XX-EX-DR-L-9004-P03 received 26 November 2021;
- Drawing No. JSL3884-RPS-XX-EX-DR

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

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Materials

2. A schedule of materials and finishes (and samples if requested) to be used in the external walls and roofs of the dwellings and buildings 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 G3(A) and EV1 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

Stone Sample Panel

3. The external walls of the dwellings 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 and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Architectural Detailing and Materials

4. Notwithstanding the approved plans, further information on the architectural detailing and facing materials to be used on the exterior of the Wyatt, Mountford, Aslin, Mlyne, Ripley and Goodridge contemporary house types within the Urban Core Character Area, including the windows and doors (and their surrounds), chimneys, eaves and verge treatment and exterior wall treatments (e.g. tile hanging) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings 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 in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Meter Boxes

5. 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 in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2 and the South Northamptonshire Design Guide.

Colour Scheme for Windows and Doors

6. All windows and front doors shall be finished in accordance with a colour scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Access, Parking and Turning

7. The proposed access, parking and turning facilities shall be provided in accordance with the approved plans before first occupation of the dwellings hereby permitted. The access, parking and turning facilities shall thereafter be retained for use in connection with the development for those purposes only.

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.

Boundary Enclosures

9. The approved boundary enclosures (including acoustic walls/fencing), in respect of those dwellings which are intended to be enclosed/screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development and to safeguard the privacy and amenities of the occupants of the existing and proposed dwellings in accordance with Policy 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

Acoustic Walls

10. The acoustic walls/fencing shall be retained and maintained as approved for so long as the development remains.

Reason : To screen the development and protect the amenities of the neighbouring dwellings in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Open Frontages

11. 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 or the flank wall of a dwelling at the junction of two roads, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the character and appearance of the development in accordance with Policy SS2 of the South Northamptonshire Local Plan and ensure that visibility across the site is protected in the interests of highway safety in accordance with Government guidance contained within the National Planning Policy Framework.

19. **WNS/2021/1198/MAR - Reserved Matters, Site wide - Sports Pitches, Pavillion, Country Park, Play Areas and Public Open Space - Norwood Farm**

The Committee considered the application WNS/2021/1198/MAR Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.

Suzanne Taylor, Principal Planning Officer outlined the application for the reserved matters (scale, layout, appearance and landscaping) for the provision of sports

pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.

Linda Carter, representing Harpole Parish Council, addressed the committee in objection to the application in relation to the application.

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

Resolved:

That the application be deferred, to enable the developer time to engage with all parties.

Having declared an interest in the following item, Councillors Phil Bignell left the room during consideration of the following item and took no part in the discussion or voting thereon.

20. **S/2020/1644/EIA - Hybrid Application for Employment Uses on AL3 - Tiffield Road Towcester**

The Committee considered the application S/2020/1644/EIA Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure. (Application accompanied by an Environmental Statement).

Justin Price-Jones, Planning Solicitor (Locum) outlined the application before the committee and advised members that they could view the application before them either in part or, as the application was originally viewed by the legacy authority South Northants Council, choose to review the application as a whole.

Andrew Longbottom, Principal Planning Officer outlined the application for the major development and additional matters to be considered since the application was previously placed before members.

Anne Gray and Jason Tate addressed the committee objecting to the application.

Cllr Martin Johns of Towcester Town Council, Pam Dixon of Easton Neston Parish Meeting, Graham Ferrie of Tiffield Parish Council and Charles Askew of Towcester Town Council each represented their Parishes, addressing the Committee objecting to the application.

David Smith, the applicant, addressed the committee in support of the application. Damien Holdstock and Dave Neale also attended to answer technical questions from the Committee in relation to the application.

In reaching its decision, the Committee considered the planning officers advice, officer's report and presentation, the address of the public speakers and the written update for the committee. They formed the consensus opinion that a site visit would be required and that it would be prudent to hear in detail from the Council's Highway Consultant before an informed decision could be made.

Resolved:

- (1) Committee resolved to defer the application: Contradiction to policy S11. Don't believe we had a proper hearing and not allowed a site visit, not fully appraised of the impacts eg. Visual landscape assessment. Traffic survey contrary to opinion from the application from DHL.

21. **WND/2021/0172 - Reserved Matters, 350 Dwellings, Overstone Leys**

The Committee considered the application WND/2021/0172 Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 26 (noise) and Condition 37 (travel plan).

Rebecca Grant, Major Projects Officer, outlined the application for the reserved matters application for 350 dwellings (phase 10) within the southern part of the Overstone Leys Sustainable Urban Extension (SUE).

Part of the application site fronts the A43 to the west, the approved spine road to the north, the approved Taylor Wimpey development (WND/2021/0152) to the east and Round Spinney Industrial Estate to the south.

The site proposes a total of 92 affordable units which is 26% of the units of which 70% will be affordable rent and 30% will be shared ownership.

Victoria Southern, the applicant, was called to address the committee in support of the application but declined the offer.

In reaching its decision, the Committee considered the officer's report and presentation, and the written update. Environmental Health Officers need to be satisfied that the amended noise report is acceptable before planning permission can be issued.

Resolved:

- (1) To approve application WND/2021/0172, subject to conditions.

CONDITIONS

Drawing Numbers

1. The development shall be carried out strictly in accordance with the following drawings;

Layouts

- OLNVDNH-MCB-ZZ-ZZ-DR-A-0200-D5-P2-Site Location Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0230A-S2-P6-Site layout Combined
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0230-D5-P7-Site layout Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0232-D5-P4-Surface Finishes Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0233-D5-P3-Affordable Tenure Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0234-D5-P4-Refuse Management Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0235-D5-P4-Parking Strategy Plan
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0236-S2-P2-Garden Sizes Plan

House Types

- OLNVDNH-MCB-ZZ-ZZ-DR-A-A43 Corridor HT Portfolio
- OLNVDNH-MCB-ZZ-ZZ-DR-A-General Neighbourhood & Rural Edge Portfolio_Part1
- OLNVDNH-MCB-ZZ-ZZ-DR-A-General Neighbourhood & Rural Edge Portfolio_Part2
- OLNVDNH-MCB-ZZ-ZZ-DR-A-Primary Street HT Portfolio
- OLNVDNH-MCB-ZZ-ZZ-DR-A-Garages Portfolio

Street Scenes and Site sections

- OLNVDNH-MCB-ZZ-ZZ-DR-A-0300-D5-P2 - Illustrative Streetscenes A, B, C & D
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0301-D5-P2 - Illustrative Streetscenes E, F, G & H
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0302-D5-P2 - Illustrative Streetscenes I & J
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0305-D5-P1-Site sections Type AA, Type BB
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0306-D5-P2-Site sections Types CC, Type DD
- OLNVDNH-MCB-ZZ-ZZ-DR-A-0307-D5-P1- Site sections Type EE, Type FF

Engineering

- 18927-OVER-5-200-C Levels & Drainage Strategy- Sheet 1 of 2
 - 18927-OVER-5-201-C Levels & Drainage Strategy- Sheet 2 of 2
- Landscape 7463.LS.1.0.B. Landscape strategy

Other

- N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment Part 1
- N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment Part 2
- N46712-1r2 - Overstone Leys, Northamptonshire - Noise Impact Assessment Part 3

Reason : To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

Hard landscaping

2. Notwithstanding Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall thereafter be completed in full accordance with the approved details prior to first occupation of the dwellings to which they relate.

Reason : Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan is not acceptable in its current form as elements of enclosures are missing and in the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Removing Permitted Development Rights

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason: In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Materials

4. Notwithstanding Drawing OLVNH-MCB-ZZ-ZZ-DR-A-0231-D5-P5-External materials and boundaries treatment plan prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Landscaping

5. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason : In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

6. Prior to the construction of the dwellings above slab/foundation level, details of a method statement in relation to the installation of the footpath in the vicinity of the line of retained mature trees shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason : To ensure that the root protection areas of the retained mature trees are protected in accordance with Policy ENV4 of the Settlements and Countryside Local Plan (Part 2).

Use of garages

7. The garages, parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason : In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

Affordable Housing

8. The quantum, disposition and type of affordable housing within the site shall be set out on the Affordable Tenure Plan OLVHN MCB-ZZ-ZZ-DR-A-0233 D5-P3 and the Affordable Housing Statement prepared by Pioneer Property Services Ltd and the tenure and phasing of the affordable housing shall be as set out in the existing Section 106 agreement for the site, in all cases, unless otherwise agreed in writing by the Local Planning Authority, in the context of a viability assessment for the site.

Reason : In the interests of providing an appropriate level and standard of affordable housing.

Retaining walls

9. Notwithstanding Drawing 18927-OVER-5-200-C Levels & Drainage Strategy- Sheet 1 of 2 and 18927-OVER-5-201-C Levels & Drainage Strategy- Sheet 2 of 2 prior to construction of the dwellings above slab/foundation level, details of any retaining walls proposed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Noise Mitigation

10. Prior to the first occupation of the plots highlighted in Chapter 5 of the Noise Impact Assessment N46712-1r2 prepared by EnSafe Consultants (dated December 2021), the noise mitigation measures shall have been installed and a verification report submitted and approved in writing by the Local Planning Authority to detail evidence of the mitigation measures installed. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Allotments

11. Prior to construction of dwellings above slab level full details of the allotments (including boundary fencing/pitch size/associated infrastructure) including a programme of implementation, shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason : In order that a satisfactory provision of allotments are provided for the development.

Public Art

12. The development shall proceed in accordance with details for the provision of public art which has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, appearance and siting of the artwork (in consultation with the Parish Council) and a programme for its installation and subsequent retention. The works shall be installed and retained in accordance with the approved details.

Reason : To ensure the development is carried out in accordance with the approved Masterplan and Design Code and in the interest of visual amenity in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

NOTES

As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

22. **WNS/2021/1594/MAF - Wind Tunnel Facility at Racing Point - Silverstone**

The Committee considered the application WNS/2021/1594/MAF Wind Tunnel Facility consisting of a wind tunnel with associated machinery and test sections, ancillary office with associated access, reconfiguration of parking, landscaping and associated works.

Tracey Hill, Major Projects Manager, outlined the application for the development proposed, the construction of an aerodynamic test facility consisting of a wind tunnel with associated machinery, test sections, ancillary offices and workshops. The reconfiguration of the carparking is also proposed along with extensive landscaping to complement the wider site's ambitious parkland setting for the new HQ building to the east.

Stuart Routledge, addressed the committee in support of the application.

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

Resolved:

- (1) That authority be delegated to the Assistant for Planning and Economy to grant permission, for application WNSS/2021/1594/MAF subject to the conditions detailed (and any amendments to those conditions as deemed necessary) and no objection received from the LLFA.

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.

Approved Plans and Documents

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:

Drawings

- 60S04050-JAC-ZZ-XX-DR-A-01-0001-P01- Location Plan received 04/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-01-0006-P01 Proposed Site Plan received 04/10/2021
- 60S04050-JAC-ZZ-00-DR-A-02-0001-P02 Ground Floor Plan received 04/10/2021
- 60S04050-JAC-ZZ-01-DR-A-02-0002-P02 First Floor Plan received 04/10/2021
- 60S04050-JAC-ZZ-ZZ-DR-A-04-0001-P02 Elevations received 04/10/2021
- 60S04050-JAC-ZZ-ZZ-DR-A-05-0001-P02 Sections Plan received 04/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-05-0001-P02 Site Sections Sheet 1 North and South received 15/10/2021
- 60S04050-JAC-XX-ZZ-DR-L-05-0002-P02 Site Sections Sheet 2 East and West received 15/10/2021
- 60S04050-JAC-ZZ-03-DR-A-02-0003-P02 Roof Layout Plan received 04/10/2021

Documents (received 04/10/2021 & 15/10/21)

- Design and Access Statement Dated 30/09/21
- Planning Statement
- Transport Assessment TA/01m dated September 2021
- Arboricultural Impact Assessment – 19-0549
- Review of Air Quality Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0002-P02 dated 27/09/21
- Archaeological Investigation, Recording, Analysis & Publication V1.0 dated 26/02/21
- BREEAM Pre Assessment Appendix A
- Ecological Assessment - 8181.EcoAss.vf1 dated July 2019
- Landscape and Visual Appraisal (including figures) dated October 2021
- Flood Risk Assessment 60S04050-JAC-ZZ-XX-RP-D-01-0001 P02 dated 27/09/21
- Drainage Strategy document 60S04050-JAC-ZZ-XX-RP-D-01-0002 P02
- Geotechnical Desk Study - 60S04050-JAC-XX-XX-RP-D-01-0001 Preliminary Revision dated 31/08/21
- Noise Impact Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0003 P02 dated 27/09/21 and Addendum dated 29/11/21
- Lighting Impact Assessment - 60S04050-JAC-XX-XX-RP-Y-00-0004 P02 dated 27/09/21
- 1024-DFL
- Dormice and bats additional survey received 07/10/2019 approved under S/2019/1490/MAF

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

3. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements in section 5 of the Ecological Assessment by Ecology Solutions dated July 2019 (Ref: 8181.EcoAss.vf1) and Ecology Statement by Ecology Solutions, dated October 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the NPPF.

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 7 of the Air Quality Assessment by Air Quality Consultants dated 16 July 2019 and Section 3 of the Review of Air Quality Assessment document dated 27 September 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government advice in the NPPF.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Finished Floor Levels

5. 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 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 visual amenities of the area in accordance with advice within Section 12 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Protection of Retained Trees

6. No development shall take place until the existing tree(s) to be retained, as identified within the Arboricultural Impact Assessment ref 19-0549 dated January 2021, have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
 - a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.

- b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
- c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and / or demolition and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
- d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Construction Method Statement

- 7. The development shall be implemented and carried out in accordance with the Construction Method Statement Rev B by Verve (McLaren Construction Midlands & North Ltd.) dated 14.04.21.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Archaeology (Written Scheme of Investigation)

- 8. The development shall be implemented and carried out in accordance with the Written Scheme of Archaeological investigation, recording, analysis and publication document (Document: 2021/26 Version 1.0 dated 26th February 2021) by Albion Archaeology.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the NPPF (Section 16).

Protected Species Survey

9. If the development hereby approved does not commence by 1st July 2022. A revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Landscape and Ecology Management Plan (LEMP)

10. The development shall be implemented and carried out in accordance with the Landscape & Ecology Management Plan as detailed within the Landscape and Ecology Management Plan/Construction Environmental Management Plan reference 8181.LEMP/CEMP.vf2 by Ecology Solutions dated September 2020.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within Section 15 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Construction Environmental Management Plan (CEMP)

11. The development shall be implemented and carried out in accordance with the Landscape & Ecology Management Plan as detailed within the Landscape and Ecology Management Plan/Construction Environmental Management Plan reference 8181.LEMP/CEMP.vf2 by Ecology Solutions dated September 2020.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policies SS2 and NE5 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within Section 15 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Drainage

12. No development shall take place until full details of the construction of the attenuation ponds have been submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to any other development works which would accentuate the surface water run off from the development hereby approved, the balancing ponds shall be constructed in full in accordance with the approved details.

Reason : To ensure that the development/site is served by proper arrangements for the disposal of surface water/foul sewage, to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the NPPF, and to ensure that the development will conserve and enhance the natural environment contributing to a net gain in biodiversity in accordance with the Government's aim to achieve sustainable development. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

13. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include:

- a) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- b) A site plan including access points, maintenance access easements and outfalls.
- c) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- d) Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

14. Notwithstanding the detail provided within the Drainage Strategy document 60S04050-JAC-ZZ-XX-RP-D-01-0002 P02, no above ground work shall take place until full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include
- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
 - b) Details of the drainage system are to be accompanied by full WinDES modelling or similar with the details on proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change
 - c) Cross sections of flow control chambers and manufacturers hydraulic curves for flow control devices (if required)

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

15. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) Confirmation that the system is free from defects, damage and foreign objects (CCTV survey)

Reason : To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the NPPF, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Policy BN7 of the Core Strategy for West Northamptonshire.

Archaeological Report

16. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 8 above the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

Reason : To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the NPPF (Section 16).

Materials & Architectural Detailing

17. Samples of the cladding and louvered screening to be used in the construction of the walls 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 be carried out in accordance with the samples so approved.

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 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

19. Samples of the material to be used in the covering of the roof 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 be carried out in accordance with the samples so approved.

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 of the South Northamptonshire Local Plan (Part 2) and government guidance contained within the NPPF.

Landscaping

21. Notwithstanding the submitted plans 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 bunds (including sections) to be located adjacent Litchlake Barns,

d) details of the hard works/hard landscaping

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.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

22. 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 or on the completion of the development, whichever is the sooner, and shall be maintained for the lifetime 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 and NE4 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

Highways

Cycle parking

23. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

Development Traffic Cap

24. The development shall be implemented and carried out in accordance with the Traffic Cap Methodology and all elements as set out within 2001/TN01/A, as subject to the following:

- 1) The provision of monitoring information to the Local Planning Authority every three months following full occupation of the development and thereafter annually at a time to be agreed with the Local Planning Authority, thereby adopting the terms set out by Local Planning Authority.
- 2) The list of example measures provided which will be implemented should accord with those approved 04.06.20 under S/2020/0520/COND.

Reason : To ensure that no more development trips are attracted by the development hereby permitted than as defined by the methodology set out in the approved Transport Assessment, including measures to reduce development trips in the event of a breach in the development traffic cap and to ensure that the A43 continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 in the interests of road safety.

Travel Plan

25. The development shall be implemented and operated in accordance with the Travel plan 2001/TP01 dated March 2020 produced by Highgate Transportation.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the NPPF.

Construction Traffic Management Plan

26. The development (including demolition, site clearance and construction) shall be implemented and carried out in accordance with the Construction Traffic Management Plan 2001/CTMP01 dated March 2020 produced by Highgate Transportation, and Drawing no. TR03 Proposed Modified Field Gate.

Reason : In the interests of highway safety and convenience to road users during the construction period and to comply with Policy SS2 of the South Northants Local Plan (Part 2) and Government guidance contained within the National Planning Policy Framework.

Site Access

27. The development shall be implemented and carried out in accordance with the site access detail, Drawing nos. 02 – Proposed site access general arrangement, 03 – Proposed site access construction details and 04 – Proposed site access cross sections, before the first occupation or use of the building and thereafter permanently maintained as such.

Reason : In the interests of highway safety, to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance in Section 12 of the NPPF.

Bus Stop and Dadford Road Crossing

28. The development shall be implemented and carried out in accordance with the bus stop and crossing detail, Drawing nos. 05 – Proposed Bus Stop General Arrangement, 06 – Proposed Bus Stop Construction Details and 14 – Proposed Site Access Cross Sections, prior to first occupation or use of the building.

Reason : In order to ensure a valid bus service to the site ensuring sustainable travel and in the interests of highway safety and convenience of highway users and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

29. The development shall be implemented and carried out in accordance with the controlled crossing detail, Drawing nos. 12 – General arrangement Toucan Crossing and 13 – Proposed Toucan Crossing construction details, prior to first occupation or use of the building.

Reason : In the interests of highway safety and convenience of highway users and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government guidance contained within the NPPF.

Crime Prevention Measures

30. Prior to first use of the building hereby permitted, full details of the proposed security and crime prevention measures for the site (including measures such as CCTV, lighting, intruder alarms, adequate access control and perimeter treatments) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of crime prevention in accordance with Policy S10 of the Joint Core Strategy, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and SPG on Planning Out Crime.

External Fixed Service Plant, Equipment or Machinery - Noise Impact Assessment and Mitigation Scheme

31. Prior to the installation of any new externally fixed building service plant, equipment or machinery at the site a noise impact assessment and noise mitigation scheme shall be submitted to and approved in writing by the Local Authority. The noise assessment shall be undertaken in accordance with the procedures detailed in BS 4142:2014 Method for Rating and Assessing Industrial and Commercial Sound, in order to demonstrate and ensure, that the rating level of noise emission from the externally fixed building service plant, equipment or machinery will be no greater than minus 10dB below the prevailing background noise level, determined to be 41 dB LAf90, 15 min between 07:00 to 23:00, and 35 dB LAf90, 15 min between 23:00 hours to 07:00 hours, as assessed at 1 metre from the façade of the nearest noise sensitive premises at Litchlake Farm and Litchlake Barns. The approved externally fixed building service plant, equipment or machinery shall be installed in accordance with the approved

details and thereafter shall be operated and maintained in accordance with the approved scheme.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise from the proposed development and to meet the aims of the Government guidance contained within the NPPF, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Land Contamination

32. 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 Strategy and Section 15 of the National Planning Policy Framework.

Lighting

33. Details of the external lighting and security lighting including the design, 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, operated and maintained for the lifetime of the development, in accordance with the approved scheme at all times thereafter.

Reason : In the interests of visual amenity and highway safety, to protect the amenities of nearby residents, and to comply with Policy SS2 of the South Northamptonshire Local Plan (Part 2) and Government advice in The National Planning Policy Framework.

Electric Vehicle Charging Provision

34. Prior to the commencement of the construction of the approved car parking areas as detailed on drawing no. 60S04050-JAC-XX-ZZ-DR-L-01-0006 P01, a scheme for 10% of the car parking spaces to be provided with DC fast charging equipment or equivalent charging equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the first use of those parking areas and the charging points shall thereafter be maintained in working order.

Reason : To ensure that sufficient charging points are provided and to comply with Policy INF4 of the Part 2 South Northamptonshire Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Noise

35. In accordance with the Noise Impact Assessment - 60S04050-JAC-ZZ-XX-RP-Y-00-0003 P02 dated 27/09/21 and Addendum dated 29/11/21, the proposed building will be acoustically insulated/clad to ensure that the rating level of noise emission from the building will be no greater than minus 10dB below the prevailing background noise level, determined to be 41 dB LAf90, 15 min between 07:00 to 23:00, and 35 dB LAf90, 15 min between 23:00 hours to 07:00 hours, as assessed at 1 metre from the façade of the nearest noise sensitive premises at Litchlake Farm and Litchlake Barns at all times for the lifetime of the development.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise from the proposed development and to meet the aims of the Government guidance contained within the NPPF, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy SS2 of the South Northamptonshire Local Plan (Part 2).

BREEAM

36. The development hereby permitted shall be constructed to at least a BREEAM Very Good standard.

Reason : To ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development as set out in the NPPF.

Outside Storage

37. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

Forklift Vehicles

38. All forklift vehicles operated within the service yard shall be fitted only with directional/broadband-white noise type reversing alarms, unless otherwise approved in writing by the Local Planning Authority.

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 (Part 2).

The Committee considered the application S/2020/1706/MAR Application for reserved matters for consent of 51 units (Parcel H14) and the surrounding strategic landscaping (Part 1,2, and 3). Pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement.

Daniel Callis, Principal Planning Officer, outlined the application which comprises all the reserved matters for 51 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329_76K-7). It also includes an area of public open space (a small green containing a play area) and linear greenways along all boundaries of the parcel).

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

Resolved:

- (1) To approve application S/2020/1706/MAR subject to the conditions

CONDITIONS

Time Limits and General Implementation Conditions

Approved Plans

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

General Plans

- 1034-H14-005 rev C (site location plan)
- 1034-H14-001 rev F (Site layout plan – dated 07/12/21)
- 1034-H14-002 rev F (Materials plan)
- 1034-H14-003 rev F (Boundary treatments plan)
- 1034-H14-004 rev E (Chimney location plan)
- P1176_31 rev G (landscaping overview - public open space)
- P1176_32 rev F (detailed planting plan - public open space - sheets 1- 3)
- Q6921_B (play equipment details)
- 1034-H14-008 rev A (POS Areas Plan)
- 1020-007 rev F (parking plan)

House types

- TOW-H14-CA3-001 rev D (Yardley)
- TOW-H14-CA3-002 rev B (Yardley - render)
- TOW-H14-CA3-004 rev B (Adstone)
- TOW-H14-CA3-005 rev C (Adstone)
- TOW-H14-CA3-006 rev B (Syresham)

- TOW-H14-CA3-007 rev A (Sulgrave)
- TOW-H14-CA3-008 rev C (Sulgrave - Victorian)
- TOW-H14-CA3-009 rev B (Cosgrove)
- TOW-H14-CA3-010 rev C (Whittlebury)
- TOW-H14-CA3-011 rev B (Maidford - Georgian)
- TOW-H14-CA3-012 rev C (Edgcote)
- TOW-H14-GAR-001 rev A (single garage)
- TOW-H14-GAR-002 rev A (double garage)

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

Public open space

2. The areas of open space are identified on Drawing No. 1034-H14-008 rev A. These areas shall not be enclosed within the curtilages of any private dwelling at any time during the lifetime of the development and, 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 on the land, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with policy SS2 of the South Northamptonshire Part 2 Local Plan.

Floor levels

3. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent land and road 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 visual amenities of the area in accordance with advice within Section 12 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.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Boundaries

4. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those

dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Streetlighting

5. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. 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 Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Architectural detailing

6. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing 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 in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Meter boxes

7. 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 in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Parking areas

8. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

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 Part 2 Local Plan.

Surfacing

9. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, mews streets, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Driveway widths

10. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

Alley gates

11. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Handrails

12. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Landscape maintenance

13. 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 respective building(s), or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority 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 Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Black door frames

14. All plots to be fitted with black windows shall also have a black frame to all their external doors, which shall be fitted prior to first occupation of the respective dwelling.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of PD for boundaries

15. 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) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 868-870, 872, 873, 876-880, 885, 888-894, 896-899, 901, 904, 907-910, 914-916 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) 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 Part 2 Local Plan.

24. **Urgent Business**

The Chair raised the subject of the meeting start time in light of changes to the West Northamptonshire Council Constitution passed by Full Council on 2 December 2021, noting that the current start time of the Committee was 2pm.

In response to the changes, Members of the Committee expressed their desire to retain the existing start time of 2pm in the event that any changes be proposed in the future.

The committee was advised that the Assistant Director Growth and Regeneration would provide the date for an additional meeting, which would be held in January 2022, in due course. Members were asked to give consideration for monthly Strategic Planning Committees to meet the business need of the planning deadlines. Members requested further time to consider this.

Further consideration should be given to Strategic Planning Committee being moved from the second Monday in the month. Members requested further time to consider this.

The meeting closed at 7.14 pm

Chair: _____

Date: _____