



**West
Northamptonshire
Council**

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 December 2021 at 2.15 pm.

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
 Councillor Lisa Samiotis

Officers Emily Shaw, General Planning Team Manager
 Tom Ansell, Senior Planning Officer (for WNS/2021/0963/MAO)
 Samuel Dix, Principal Planning Officer (for WNS/2021/0957/MAF and
 WNS/2021/1536/FUL)
 Justin Price-Jones, Planning Solicitor
 Richard Woods, Democratic Services Officer

27. Declarations of Interest

There were no declarations of interest.

28. Minutes

The minutes of the meeting of the Committee held on 4 November 2021 were agreed as a correct record and signed by the Chair.

29. Chair's Announcements

The Chair made the following announcements:

1. Members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Only those people who had registered, in line with the Committee's speaking procedure, could address the Committee. Members of the public were requested not to call out during the Committee's discussions on any item.

3. There were no planned fire drills so if the alarm did sound, evacuation instructions would be given by officers.
4. That mobile phones should please be switched off.
5. That, for the benefit of those attending virtually, Members be requested to speak clearly and directly into the microphones provided.

30. **Trust Meeting Hall, Fox Lane, Brackley, NN13 6BG**

The Committee considered application WNS/2021/0963/MAO relating to the Outline application - Re-development of brownfield site comprising demolition of existing Fox Lane Meeting Hall and erection of up to 18 dwellings with associated access, parking, landscape, and infrastructure (access) at Trust Meeting Hall, Fox Lane, Brackley, NN13 6BG for Unistruct Ltd c/o Fox Lane Gospel Hall Trust.

Marta Brzezinska, agent for the applicant, 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 speaker, and the written updates.

Resolved

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0963/MAO subject to:

1. The completion of a Planning Obligation under Section 106 of the Town and County Planning Act 1990 (as substituted by the Planning and Compensation Act 1991) to secure the following (and any amendments as deemed necessary):
 - a) Provision of 40% affordable housing on site
 - b) Payment of a financial contribution towards off-site amenity green space and natural and semi-natural green space of £8,169.82
 - c) Payment of a financial contribution towards off-site playing fields and associated equipment of £924.70 per dwelling (index linked)
 - d) Payment of a financial contribution towards off-site children's play area and space for young people of £20,421.38
 - e) Payment of a financial contribution towards off-site allotment provision or enhancement of £1,191.59 (assuming local facilities or opportunities can be identified)
 - f) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £70 per dwelling (index linked)
 - g) Payment of a financial contribution towards educational infrastructure of £103,398, including both early years services and primary education services, assuming local early years services do not have capacity (calculated using multipliers per dwelling, index linked)
 - h) Payment of a financial contribution towards library infrastructure serving the

development of £3,593 (calculated using multipliers per dwelling, index linked).

- i) Payment of a financial contribution towards primary health care provision for the development, amount to be ascertained with the Care Commissioning Group (CCG), calculated per dwelling (index linked)
 - j) Payment of the Council's monitoring costs of £1000
2. The following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

TIME LIMIT & GENERAL IMPLEMENTATION CONDITIONS

Time Limit (outline)

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

Reserved matters

2. Details of the layout, scale, appearance and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason : To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Compliance with Plans

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
 - Drawing 18285 1000 Site Location Plan received 2nd July 2021
 - Drawing 18929-FXLN-5-SK003-B in respect of car/refuse tracking and access only, received 28th September 2021

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Dwelling heights

4. The new dwellings to be constructed as part of the proposal receiving outline consent as part of this application shall be no more than two-and-a-half storeys in scale.

Reason - In order to achieve a satisfactory form development that is in keeping with the character of the area and complies with policy SS2 of the South Northamptonshire Local Plan.

Accord with Ecological Survey

5. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation set out in section 5 of the Preliminary Ecological Appraisal by Griffin Ecology dated August 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 National Planning Policy Framework.

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

Updated species survey

6. If the development hereby approved does not commence by 1st September 2023, 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 and Government guidance contained within 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.

Biodiversity enhancement

7. A method statement for enhancing biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. 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.

Construction management plan

8. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

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

Details of surface water drainage scheme

9. No development shall take place except of site clearance until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be 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 basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced

- supporting calculations.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
 - c) Confirmation that the receiving highway drain is in a suitable condition and has the capacity to accept the proposed flow of 1.6 l/s/wheel washing facilities;

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Details of maintenance and upkeep of surface water drainage scheme

10. No development shall take place except of site clearance until a detailed scheme for the maintenance and upkeep of 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. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system.

Land contamination – desk study

11. No part of the development hereby permitted shall take place until:
- a) a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out 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 except until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

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. This information is required prior to commencement of the development as it is fundamental to the acceptability of

the scheme.

Land contamination – intrusive investigation

12. If a potential risk from contamination is identified as a result of the work carried out under condition 8 above, then 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
 - c) 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
 - d) 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.

Land contamination – remediation scheme

13. If contamination is found by undertaking the work carried out under condition 9, 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.

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

Public right of way works

14. Prior to the commencement of any works affecting any existing public right of way full details of any diversion or closure shall be submitted to and gain the approval of the local planning authority.

Reason : To comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Unexpected land contamination

15. 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

Fire hydrants

16. Full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.

Reason : To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy Framework.

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

Verification reports re drainage

17. No occupation shall take place until a Verification Report for the installed surface water drainage system that was approved by Condition 9 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details 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) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason – To ensure the installed Surface Water Drainage System is satisfactory, complies with policy SS2 of the Development Plan, and is accordance with the approved reports for the development site.

EV Charging Points

18. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has 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(e) of the National Planning Policy Framework.

Details of estate road construction

19. Prior to the occupation of any dwelling, details of the proposed construction, materials and surfacing of the access road into the site, including the bend with 18m of forward visibility, and its junction with the public highway (Fox Lane) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before first occupation of the dwellings and thereafter permanently maintained as such.

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.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of PD rights – extensions [enlargements only]

20. Notwithstanding the provisions of Classes A-D inclusive 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 of any dwellinghouse 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 adjacent occupiers are not adversely affected in accordance with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

Removal of PD rights – fencing/walls/gates etc

21. 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 : To ensure that visibility across the site is protected in the interests of public and visual amenity in accordance with policy SS2 of the Local Plan and Government guidance contained within the National Planning Policy Framework.

Prohibited working hours during construction

22. 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.

- (2) The statutory determination period for this application expires on 10 December 2021. If the Section 106 Agreement/Undertaking is not completed and the permission is not able to be issued by this date and no extension of time has been agreed between the parties, it be further resolved that authority be delegated to the Assistant Director – Growth, Climate and Regeneration to refuse application WNS/2021/0963/MAO for the following reason:

1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposal provides for facilities, infrastructure or affordable housing provision that would be required as a result of the development. This is to the detriment of both existing and proposed residents and contrary to Policy INF2

of the adopted West Northamptonshire Joint Core Strategy. Policy INF2 permits new developments only where the on and off-site infrastructure necessary to support it and mitigate its impact can be provided through a reliable mechanism (such as a unilateral undertaking or other form of Section 106 legal agreement).

31. **68 Halse Road, Brackley, NN13 6EJ**

The Committee considered application WNS/2021/0957/MAF for the redevelopment of retirement living accommodation for older people (sixty years of age and/or partner over fifty five years of age) comprising 52 retirement apartments including communal facilities, access, car parking and landscaping at 68 Halse, Road, Brackley, NN13 6EJ for Churchill Retirement Living and NHS Property Services Limited.

Rosie Roome, agent for the applicant, 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 speaker, and the written updates.

Resolved

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/0957/MAF subject to:

1. The completion of a Planning Obligation under Section 106 of the Town and County Planning Act 1990 (as substituted by the Planning and Compensation Act 1991) to secure the following (and any amendments as deemed necessary):
 - a) Payment of a financial contribution towards off-site affordable housing of £78,258.51.
 - b) Payment of a financial contribution towards provision and maintenance of offsite open space (parks & gardens) of £14,966.49 (index linked).
 - c) Payment of a financial contribution towards library infrastructure serving Brackley of £7,109.00 (index linked).
 - d) Payment of the Council's monitoring costs of £1,000.00.
2. No objections being raised by the Lead Local Flood Authority to the proposed drainage strategy for the development;
3. 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 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:

Site Location Plan (drawing ref: 40037BK-PA01), received by the Local Planning Authority on 1st July 2021

Proposed Site Plan (drawing ref: 40037BK-PA02 rev A)

Proposed Ground Floor Plan (drawing ref: 40037BK-PA03 rev A)

Proposed First Floor Plan (drawing ref: 40037BK-PA04 rev A)

Proposed Second Floor Plan (drawing ref: 40037BK-PA05 rev A)

Proposed Roof Plan + distance drawing (drawing ref: 40037BK-PA06 rev A)

Elevations sheet 1 (drawing ref: 40037BK-PA07 rev A)

Elevations sheet 2 (drawing ref: 40037BK-PA08 rev A)

All received by the Local Planning Authority on 15th November 2021

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 set out in section 3&4 and Appendix 1 of the Ecological Assessment (14074_R01a_LT_HM), by Tyler Grange, dated 24th June 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 National Planning Policy Framework.

4. The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) received by the Local Planning Authority on 12th November 2021 (ref: 40037BK rev C). The approved CEMP shall be adhered to throughout the construction period.

Reason: To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2.

Levels

5. No development other than demolition 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 National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Contamination

6. No development other than demolition shall take place until a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be 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' has been submitted to and approved in writing by the Local Planning Authority. No development other than demolition 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 Part 2, 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.

7. If contamination is found by undertaking the work carried out under condition 6 then no development other than demolition shall take place until 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 submitted to and approved in writing by the Local Planning Authority. No development other than demolition 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.

Ecology

8. If the development hereby approved does not commence by 17th July 2023. 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 bats and breeding birds. 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 and Government guidance contained within 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.

Fire hydrants

9. No above ground works shall take place until a scheme and timetable detailing the provision of fire hydrants and/or sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and/or sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Unexpected contamination

10. 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 Part 2, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Drainage

11. Prior to the construction above slab level, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the development hereby permitted, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework.

12. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the Flood Risk and Drainage Technical Note prepared by AWP dated 28th October 2021 shall be 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 basins.

- b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations 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.

- c) Full details of Permeable paving

- d) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

13. No above ground 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 maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used; a site plan including access points, maintenance access easements and outfalls; 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 and details of expected design life of all assets with a schedule of when replacement assets may be required

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system

Landscaping

14. 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,
- (d) details of all boundary treatments.

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 Policy SS2 of the South Northamptonshire Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

15. 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 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 Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

Materials

16. Samples of the tiles (including ridge tiles) to be used in the covering of the roof of the building(s) 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 Policy and Government guidance contained within the National Planning Policy Framework.

17. Those external walls to be finished in stone shall be constructed in natural limestone 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

18. Samples of the bricks to be used in the construction of those walls to be finished in brick 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 Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

External appearance

19. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the development, including the windows and doors and their colour, surrounds, reveals, lintels and cills; the porches and canopies; chimneys and rainwater goods; together with the eaves and verge treatment 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 and to ensure a high-quality design which is compatible and integrated with its surroundings and the distinctive local character of the area in accordance with the National Planning Policy Framework, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and the Council's adopted Design Guide.

20. 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 installation of any such housings. 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 to ensure a high-quality design which is compatible and integrated with its surroundings and the distinctive local character of the area in accordance with the National Planning Policy Framework, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and the Council's adopted Design Guide.

Lighting

21. No external lighting shall be installed until details 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: To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2.

Noise

22. A scheme for the suitable treatment of the proposed substation against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the substation and the measures implemented in accordance with the approved scheme at all times whilst the building is in use for the purposes hereby permitted.

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.

23. Prior to the occupation of the residential units a scheme for achieving the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines shall have been submitted and approved in writing

by the Local Planning Authority, and the approved scheme implemented. Thereafter it shall be maintained in the approved state at all times with no alterations made to the approved structures including roof, doors, windows and external facades, layout of the units or noise barriers.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

EV charging

24. Prior to occupation of the development hereby approved 2no. electric vehicle charging points shall be provided on the site.

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

Remediation

25. If remedial works have been identified in condition 7, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 7. 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 Part 2, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Parking

26. The vehicle parking hereby approved shall be provided prior to first occupation of the development hereby approved and shall be permanently set aside and reserved for that purpose and no other purpose whatsoever.

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

Boundary treatment

27. Notwithstanding the approved plans full details of all enclosures (including any gates) along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of

the development. Such approved means of enclosure shall be erected prior to the first occupation of the apartments.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy and security of the occupants of the apartments and to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Obscured windows

28. The first-floor windows on "elevation AA" annotated as "obscured windows" on the approved drawings shall be obscure glazed, using manufactured obscure glass, (not an applied adhesive film) before the development is first occupied and shall be permanently retained as such thereafter. They shall also be non-opening, unless those parts which can be opened are more than 1.7m above the floor of the room in which it is installed, and shall be permanently retained as such thereafter.

Reason: To ensure that the amenities of the adjoining occupier(s) are not adversely affected by loss of privacy in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Occupancy restriction

29. The development hereby approved shall be occupied only by person(s) over the age of 60 (with or without a partner over 55 years of age).

Reason: To ensure adequate parking is provided on site in accordance with policy SS2 of the South Northamptonshire Local Plan Part 2.

Hours of construction

30. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 08:00 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 Part 2.

32. White Hart Inn, Northampton Road, Grafton Regis, NN12 7SR

The Committee considered application WNS/2021/1536/FUL for the variation of condition 9 pursuant to S/2012/1362/FUL (change of use from ancillary stable/store to single bed flat) to remove the tie of the residential accommodation from the White Hart Inn Public Hose, Northampton Road, Grafton Regis, NN12 7SR for Mr A Drake.

Bernard Chester, agent for the applicant, addressed the Committee in support of the application.

Councillor Ian McCord, Local Ward Member for Deanshanger, addressed the Committee in support of the application.

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

Resolved

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/1536/FUL for the variation of condition 9 pursuant to S/2012/1362/FUL (change of use from ancillary stable/store to single bed flat) to remove the tie of the residential accommodation from the White Hart Inn Public House, contrary to the Officer recommendation.

33. Appeals Progress Report

The Committee received a presentation from the General Planning Team Manager which aimed to keep members informed of any applications which had been determined by the Council, where new appeals had been lodged, public inquiries/hearings scheduled, or appeal results achieved.

In response to questions from the Committee regarding the Council's performance in defending planning appeals arising from across the South Northamptonshire area, the General Planning Team Manager advised that fewer than 20% of planning decisions had been overturned at appeal, which was in line with targets set by central government.

Resolved

(1) That the position statement be accepted.

34. 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 2.15pm.

In response to the changes, Members of the Committee expressed their desire to retain the existing start time of 2.15pm in the event that any changes be proposed in the future.

The meeting closed at 4.04 pm

Chair: _____

Date: _____