

**Application Number:** WND/2021/0769

**Location:** Land adjoining the Primary School, Home Farm Drive, Boughton

**Development:** Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to application DA/2011/0666 in relation to the local centre including the discharge of Condition 11 (boundary treatments), Condition 16 (opening hours), Condition 18 (in part – internal site layout and hard/soft landscaping), Condition 27 (electric vehicle charging points) and Condition 28 (protection to trees).

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**Applicant:** Scott Davidson

**Agent:** Pegasus

**Case Officer:** Rebecca Grant

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**Ward:** Moulton

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**Reason for Referral:** Relates to Buckton Fields Sustainable Urban Extension

**Committee Date:** 14/02/2021

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS.**

### **Proposal**

The application is a reserved matters application for a local centre, within the northern part of Buckton Fields Sustainable Urban Extension (SUE).

The local centre will comprise of three units, unit 1 measuring 4200sqft, with units 2 and 3 both measuring 915sqft. A total of 30 car parking spaces will be provided, together with one electric vehicle charging point and 14 cycle spaces.

### **Consultations**

The following consultees have raised **no objections** to the application:

- Boughton Parish Council, Local Highway Authority, WNC Environmental Health, WNC Landscape Officer and WNC Policy Team.

One representation has been received raising concerns with the development

### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Character of Development
- Highway Safety
- Impact upon Residential Amenity
- Landscape and Open Space
- Discharge of Conditions

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1 The wider site is allocated as the Whitehill SUE under policy N8 of the West Northamptonshire Joint Core Strategy (WNJCS). Outline planning permission (ref DA/2011/0666) was approved in 2018 for the Sustainable Urban Extension (SUE) which comprises up to 1050 dwellings, B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. This development is known as Buckton Fields West.
- 1.2 Buckton Fields East has been constructed and is now completed. This was built out in accordance with the outline planning permission DA/2008/0500 and the subsequent reserved matters applications.
- 1.1 Buckton Fields is located to the north of Northampton. Brampton Lane is to the north of the site and Home Farm Drive to the south, beyond which is Phase 2 of Buckton Fields West which is under construction. To the east of the site is the primary school serving the development and to the west is Phase 3 of Buckton Fields. The reserved matters application for this site is to be determined.

### **2. CONSTRAINTS**

- 2.1 No constraints within or immediately adjacent to the site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is a Reserved Matters Application within Phase 3 of the SUE. The application proposes a local centre. The site plan shows the development of three retail units located adjacent to the northern boundary of the site, comprising a larger unit of approximately 390sqm (unit 1) and two smaller units approximately 85sqm each (units 2 and 3). The maximum ridge height of the units is 6.5m.
- 3.2. Unit 1 has been designed in conjunction with an end user for a convenience store. A service yard and delivery bay is proposed along the eastern boundary of the site.

- 3.3. Access is proposed via an existing constructed access from Home Farm Drive to the south. The access has tactile paving on both sides to promote pedestrian movements across the area.
- 3.4. 30 car parking spaces are proposed within the car park. A pedestrian walkway and connection has been provided from the car parking spaces through the centre of the site.
- 3.5. One rapid vehicle charging point is provided, as well as ducting to the two adjacent spaces to allow additional electric vehicle charging points to be installed to allow the future occupiers requirements to be met.
- 3.6. The units are proposed to be constructed using red brick pillars, areas of white render and a timber effect cladded entrance feature to unit 1.
- 3.7. Dedicated bin store areas are provided for units 2 and 3 along the western boundary.

#### 4. RELEVANT PLANNING HISTORY

- 4.1. The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
DA/2007/1400	Residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop)(All matters reserved except for means of access) (in part)	Refused 9.09.2011
DA/2008/0500	Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access) (in part) (Amended Scheme)  This application related to Phase 1 (known as Buckton Fields East)	Approved 3.12.2013
DA/2011/0666	Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the	Approved 6.11.2018

	site area as defined on plan ref: P16-0295_17 (Revised scheme)	
DA/2013/0994	Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works (all matters except access) pursuant to outline application DA/2008/0500	Approved 26.06.2014
DA/2020/0840	Outline application for mixed use development comprising of up to 85 dwellings, 1 Ha of employment land (Use Class E), public open space and associated highways and drainage infrastructure.	Resolution to approve subject to S106
WND/2021/0444	Reserved matters application (appearance, landscaping, layout and scale) for the development of 260 dwellings including the community facility and apartments within the local centre (Zone 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels), Condition 17 (open space details), Condition 26 (secured by design details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey).	To be determined

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

- 5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### Development Plan

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Daventry Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

## West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

5.3. The relevant policies of the LPP1 are:

- SA Presumption in Favour of Sustainable Development
- S1 Distribution of Development
- S10 Sustainable Development Principles
- N8 Northampton North of Whitehills Sustainable Urban Extension
- C1 Changing Behaviour and Achieving Modal Shift
- C2 New developments
- BN1 Green Infrastructure Connections
- BN2 Biodiversity
- BN7 Flood Risk
- BN9 Planning for Pollution Control

## Daventry Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- ST1 Sustainable Transport Infrastructure
- EN1 Landscape
- ENV4 Green Infrastructure
- ENV5 Biodiversity
- ENV10 Design

## Neighbourhood Plan (NHP)

5.5. No neighbourhood plan

### **Material Considerations**

5.6. Below is a list of the relevant Material Planning Considerations

Supplementary Planning Guidance e.g. SPG on house extensions etc.  
National Policies the National Planning Policy Framework (NPPF)  
Chapter 2 Achieving sustainable development  
Chapter 8 Promoting healthy and safe communities  
Chapter 12 Achieving well-designed places

National Design Guide 2019  
Northamptonshire Parking Standards 2016  
Local Highway Authority Standing Advice 2016

### **Daventry Supplementary Planning Documents**

Biodiversity Supplementary Planning Document (2017)  
Planning Out Crime in Northamptonshire (2004)

## **6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses in regards to the second round of consultation received at the time of writing this report. Responses are available to view in full via the online Planning Register.

<b>Consultee Name</b>	<b>Comment</b>
Boughton Parish	<b>Comments:</b> The opening hours are excessive. 7am-10pm would

Council	be more appropriate. Request that consideration be given to hours in which deliveries can be made, impact upon residents and congestion around the school. Also request the need for more than 1 electric charging point.
WNC Local Highway Authority	<b>Support:</b> Vehicles can access and exit the site without any issues.
WNC Environmental Health	<b>Comments:</b> Suggest a condition requiring a noise management plan be submitted as the end users is unknown.
WNC Landscape Officer	<b>Support:</b> The landscaping is satisfactory.
WNC Policy Team	<b>Support:</b> Supports the application provided the management arrangements are satisfactory and there are sufficient vehicle/cycle parking. One electric vehicle charging point is proposed and two adjacent spaces are to be supplied with ducting to allow future use. This is considered to be acceptable.
Crime Prevention Design Advisor	No comments received at time of drafting report

## 7. RESPONSE TO PUBLICITY

- 7.1 One representation has been received raising concerns on the following grounds;
- The planned retail units with access from Home Farm Drive is going to make the already congested road worse.
  - Considering the number of people using the shops and delivery vehicles will mean constant traffic. Add to that the bus route through Home Farm Drive and you have a snarled up main arterial road.
  - You need to change the customer entrance to these units via the Phase 3 development or by some other means. The Home Farm Drive entrance can then remain a gate delivery only entrance with strict timing and especially not during school/peak hours.

## 8. APPRAISAL

### Principle of Development

- 8.1. The application site falls within the policy N8 allocation of the WNJCS. Policy N8 states that the development will make provision for:
- In the region of 1,000 dwellings;
  - A primary school;
  - A local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities;
  - Local employment opportunities;
  - Financial contributions to off-site highways works to mitigate the impact of the development of the highway network including improvements to the Kingsthorpe Corridor (A508), the Cock Hotel junction and the North West Bypass;

- An integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to the adjoining neighbourhoods, employment areas and the town centre;
- Structural green space and wildlife corridors as indicated on the policies map;
- Open space and recreation provision;
- Archaeological and ecological assessment of the site and required mitigation;
- Flood risk management including surface water management and from all other sources.

8.2. The principle of the development on this site was established through the granting of outline planning permission in 2018 (planning application reference DA/2011/0666). Planning permission was granted for;

Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295\_17 (Revised scheme)

8.3. The outline permission grants permission for a local centre comprising A1, A2, A3, A4 and A5 uses. Condition 36 of the outline permission required all reserved matter applications submitted to not material depart from the submitted Design and Access Statement, dated August 2017, the Parameters Assessment Plan and the Indicative Masterplan, unless otherwise agreed in writing by the Local Planning Authority.

8.4. The parameters plan sets out that a local centre comprising an element of residential development of 1ha should be provided. It is noted that the site plan submitted illustrates an area of 0.3ha for the local centre. This reserved matters application should however be viewed in conjunction with the reserved matters application for Phase 3 (WND/2021/0444) which surrounds the application site to the north and west. The two applications contain the details for the combined local centre. The apartments and the community centre proposed in application WND/2021/0444 amount to approximately 1.3ha and therefore when viewed in conjunction with each other amount to just over 1ha and consequently in accordance with the parameters and masterplan.

8.5. The application is considered to be in accordance with Policy N8 of the WNJCS.

8.6. Other material considerations will now be discussed below, before all considerations are weighed in the planning balance towards the end of the report.

#### Impact upon character of the area

8.7. The approved masterplan allocates an area within Phase 3 for a local centre including an element of residential. The approach to this area has altered since the original masterplan was approved under application DA/2008/0500 and subsequently application DA/2011/0666.

8.8. As discussed above, the area allocated for the local centre has been subdivided. Along the eastern boundary of the site, fronting Home Farm Drive will be a local centre, the subject of this application. A further reserved matters application for the residential element in Phase 3 (WND/2021/0444) has been submitted. This application wraps around the site allocated for the local centre. Three blocks of apartments are proposed,

one fronting Home Farm Drive, one at right angles to it and one set back within the site. A community centre is also proposed within this area of the application site. The community building is set back from the frontage with Home Farm Drive and positioned near to the open space.

- 8.9. Whilst the proposals for the local centre are not what was envisaged at outline stage, it is positive to see the local centre coming forward to serve the new residents of the development. The concept of residential units above the shops was not considered to be practical in this environment as it would result in a large block, adjacent to the school and two storey dwellings, resulting in a development potentially out of keeping with the character of Buckton Fields. The parameters plan approved under the outline consent approves a building up to 14m in height. A building at this height would have a considerable impact upon the street scene and existing dwellings opposite. As such the applicants have developed a concept of having the apartments in one location, adjacent to the local centre and primary school, in the heart of the development. The apartment blocks are three storey, 11.8m in height, in order to give some prominence within the street scene but still respecting the character of the surrounding residential environment.
- 8.10. The proposed units are single storey with a maximum height of 6.5m. The units are proposed to be constructed using red brick pillars, areas of white render and a timber effect cladded entrance feature to unit 1. The materials were chosen to reflect the character of the residential properties directly to the south which are predominately red brick dwellings, with white rendered key plot on corners. They will also match the materials for the proposed dwelling adjacent to the site within Phase 3. It is however noted that the primary school adjacent to the site is a modern, two storey building constructed in buff bricks with elements of cream and blue panels. There are elements of buff brick and reconstituted stone in the local area and consequently the school blends in with this design approach. It is considered that the proposed materials are acceptable and will blend in with the emerging character of the area. A condition is proposed for a sample of the materials to be submitted and approved.
- 8.11. It is considered that the scheme now accords with the principles set out in the Design and Access Statement and as such is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Impact on Highway Safety

- 8.12. Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.
- 8.13. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.
- 8.14. A Transport Assessment was approved under the outline planning application. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.15. WNC Highways have made a number of comments on the application and have been involved throughout the consultation process. A number of amendments have been made to take account of comments raised by Highways with regards to highways safety.
- 8.16. WNC Highways approve the submitted Travel Plan and satisfied that the condition can be discharged.



- 8.17. Access to the site is taken from the existing spine road (Home Farm Drive) which runs from the east from Brampton Road to the west towards Welford Road. Parking has been designed in accordance with Northamptonshire Highway Parking standards. A total of 30 parking spaces are proposed of which are designed for disabled users. The aim of the local centre is to serve local need and therefore it is envisaged that the majority of users will walk to it. Cycle parking is also provided to the front of the site in a visible position.
- 8.18. WNC Highways originally raised concerns with tracking details for larger vehicles which may need to access the site for deliveries. Amended tracking details have been submitted which illustrates that a 12m rigid vehicle can access the site and loading area. WNC Highways have confirmed that the revised layout has addressed all previous comments raised and as such is acceptable.
- 8.19. Following concerns in relation to opening hours, the applicant has suggested that deliveries could be undertaken outside of the store opening hours. The LHA are not concerned when deliveries take place only that the delivery vehicle can access and exit the site without issue. The issue of delivery out of hours is more of a resident amenity issue and officers would not want out of hour's deliveries to take place due to the close proximity of residential properties. A condition is proposed in relation to delivery hours.
- 8.20. Given that there are no highway reasons to warrant refusal of the application, the application is considered to be acceptable.

#### Impact upon residential amenity

- 8.21. As discussed above, the principle of the use of the site for a local centre was established during outline stage with approval of the masterplan. The site has been designed to be set back from the highway to allow parking to the front of the unit which is visible to passing pedestrians, residents and customers to the local centre. Access is available from Home Farm Drive and also along the western boundary from the Phase 3 development.
- 8.22. The units are set back within the site which also limits any impact upon existing residents opposite the site.
- 8.23. On balance, it is considered the layout has been designed to take account the surrounding users, i.e. the primary school and existing residential properties and as such it is therefore considered that the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Landscape and Open Space

- 8.24. Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network.
- 8.25. Given the site confines, there is little opportunity for landscaping. A small area of landscaping is proposed with the eastern boundary, along the boundary with Home Farm Drive. A further hedgerow is proposed along the frontage of Home Farm Drive.
- 8.26. Given that the scheme complies with the parameters set in the outline planning approval with regards to open space, it is considered that the landscaping details are acceptable

and as such in accordance with policy BN2 of the WNJCS and ENV1, ENV5 and CW2 of the Daventry Local Plan (Part 2).

#### Discharge of Conditions relating to original outline planning approval

- 8.27. The applicants propose to discharge a number of conditions attached to the outline planning approval. These are discussed below;
- 8.28. Condition 11 - boundary treatments  
This is highlighted on drawing 2170-104. This is considered to be acceptable.
- 8.29. Condition 16 – opening hours  
The following hours are proposed – 07:00-23:00 Monday to Sunday. Originally the applicant proposed opening 24/7. Following negotiations due to concerns raised by the Parish Council and officers, this has been reduced to 7am to 11pm. Having reviewed opening hours at other local centres within the district, this is considered to be reasonable and as such the condition can be discharged.
- 8.30. Condition 18 (in part) – internal layout and hard/soft landscaping  
The submitted site plan demonstrates the carriageway and footpaths within the site. Hard landscaping is shown on the site plan and soft landscaping details are provided on the landscaping plan
- 8.31. Condition 27 - electric charging  
A single, rapid charger within the local centre is proposed. Ducting is however also being provided to the two adjacent spaces to allow additional electric vehicle charging points to be installed to allow the future occupiers requirements to be met.
- 8.32. Condition 28 - tree protection  
There are no trees or hedgerows on the site and therefore no protection measures are required in this phase.

### **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL payments is payable for this development at a rate of £36,120.00.

### **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The planning system is actively encouraged to assume a presumption in favour of sustainable development rather than being an impediment to sustainable growth. The site is located within the heart of the Buckton Fields SUE. The site will have a good level of accessibility and allow residents within the development to walk, cycle or drive to the local centre. The site is adjacent to the primary school and will therefore benefit from mixed trips. Taking the above into account, this development is considered to be acceptable.
- 10.2. The proposal has been designed in accordance with the parameter plans approved at outline stage and the indicative masterplan.
- 10.3. On balance, it is considered that the proposal is acceptable in planning terms and hence overall complies with policies SA, S1, S10, N8, C1, C2, BN1 and BN9 of the West Northamptonshire Joint Core Strategy and policies ST1, EN1, ENV4, ENV5 and ENV10 of the Settlements and Countryside Local Plan (Part 2) (February 2020).

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PLANNING PERMISSION SUBJECT TO: CONDITIONS AS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY);**

### **Conditions**

#### **Drawing Numbers**

1. The development shall be carried out strictly in accordance with the following drawings;  
2170-100 Existing Site Plan  
2170-103 Rev H Proposed Site Layout  
2170-104 Rev A Boundary Treatment Details  
2170-200 Rev E Proposed Floor Plan  
2170-201 Rev B Proposed Roof Plan  
2170-300 Rev B Proposed Elevations  
P21-2824\_01 Details Soft Landscape Proposals  
BFLC-BSP-ZZ-XX-DR-C-SK 192 Rev P03 Refuse Vehicle Auto Tracking  
Covering letter from Pegasus dated 23<sup>rd</sup> December 2021

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.

### **Landscaping**

2. 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).

### **Materials**

3. Prior to construction works above slab/foundation level, samples (including photographs) of the materials to be used for the external surfaces of the building 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: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are

appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Hard landscaping**

4. The hard landscaping works shall be completed in full accordance with the approved details prior to first occupation of the units unless otherwise agree in writing by the Local Planning Authority.

Reason: In the interest of residential amenity in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Street furniture**

5. Before any part of the building hereby approved is first occupied, full details of the proposed street furniture, including bollards and bench(es), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

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

### **Signage**

6. Prior to first occupation of each unit, details of the proposed external, or externally visible, signage/advertisement for that unit, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

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

### **Deliveries**

7. The operational servicing/delivery hours in connection with the proposed use hereby permitted shall only operate between the following hours and days; 06:00 – 23:00 hours Monday to Saturday and 08:00 – 16:30 hours on Sundays.

Reason: To protect the amenities of the locality and comply with the aims and objectives of the NPPF.

### **Extraction Details**

8. Prior to first occupation of each unit, details of any plant or ducting systems, including any as may be required for the treatment and extraction of fumes or odours, shall be submitted to and approved in writing by the Local Planning Authority. The plant and ducting shall be installed as approved, maintained in an appropriate condition and no changes shall be made without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of existing and future residents in accordance with Policy BN9 of the West Northampton Joint Core Strategy.

### **Car parking**

9. The proposed car parking area shown on the approved plans shall be constructed/laid out and surfaced in accordance the approved drawings before any part

of the building hereby approved in first occupied and shall not thereafter be used for any purpose other than deliveries to the building hereby approved.

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

10. No display or storage of goods or materials or plant and equipment shall take place, other than within the buildings hereby approved or within the service yards shown on the approved plans.

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

### **Unit 1**

11. There shall be no sub-division of proposed Unit 1, nor the amalgamation of any of the proposed units 2-3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure a satisfactory mix and quantum of uses within the local centre in accordance with the outline planning permission.

### **Details of retaining structure**

12. Before any part of the building hereby approved is first occupied, full details of the retaining structure as identified on Drawing 2170—104 Rev A (Boundary Treatment Details), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

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

### **Noise management plan**

13. Prior to the opening of any unit hereby approved a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a scheme specifying the provisions to be made for the control of amplified music and patrons.

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

### **NOTES**

1. 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.
2. With regards the Use Class of the approved units, these are as approved in the outline planning consent DA/2011/0666.