



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 10 March 2022 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 Alison Eastwood
 Councillor Lisa Samiotis

Apologies Councillor Karen Cooper
for
Absence:

Officers Tracey Hill, Major Projects Manager
 Samuel Dix, Principal Planning Officer (for WNS/2021/1331/MAF)
 Jamie Parsons, Planning Solicitor
 Richard Woods, Democratic Services Officer

46. **Declarations of Interest**

There were no declarations of interest.

47. **Minutes**

The minutes of the meeting of the Committee held on 10 February 2022 were agreed as a correct record and signed by the Chair.

48. **Chair's Announcements**

There were no announcements from the Chair.

49. **Avara Foods Ltd, Willow Road, Brackley, NN13 7EX**

The Committee considered application WNS/2021/1331/MAF for the proposed construction of a two storey extension to the existing food processing facility (Use Class B2), with ancillary plant building, including part demolition and all associated works and infrastructure at Willow Road, Brackley, NN13 7EX for Avara Foods Ltd.

Kam Saini, Agent for the Applicant, addressed the Committee and answered a number of technical questions in relation to the application.

It was proposed by Councillor Anthony S. Bagot-Webb and seconded by Councillor Ken Pritchard that application WNS/2021/1331/MAF be approved as per the officer's recommendations, with the addition of an informative advising the applicant that a future application for PV arrays would be supported, subject to the structural integrity of the building being able to facilitate such an 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/2021/1331/MAF subject to:

1. No objection being raised by the Lead Local Flood Authority
2. The following conditions set out below (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time limit and compliance with plans

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

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

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

Site Location Plan (drawing ref: AVBR-ASA-00-VS.00-D-A-9001_(S5-P02))

Proposed Ground Floor (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0020_(S5-P04))

Proposed First Floor (drawing ref: AVBR-ASA-00-ZZ.02-D-A-0022_(S5-P04))

Proposed Roof Plan (drawing ref: AVBR-ASA-00-ZZ.04-D-A-0024_(S5-P04))

Proposed Ground Floor Demolitions (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0040_(S5-P03))

Proposed First Floor Demolitions (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0041_(S5-P03))

Proposed Cross Sections (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0082_(S5-P01))

All received by the Local Planning Authority on 16th July 2021.

Proposed Elevations (1 of 2) (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0063_(S5-P07))

Proposed Elevations (2 of 2) (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0064_(S5-P07))

Received by the Local Planning Authority on 16th December 2021.

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

Colour scheme

3. Notwithstanding the details on the approved plans, a colour scheme for the colouring of the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, and prior to the first occupation of the development, the walls shall be finished and thereafter maintained in accordance with the approved colour scheme.

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

Lighting

4. Details of any external 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 and operated in accordance with the approved scheme at all times thereafter.

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

Construction method statement

5. No development other than demolition shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The routing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;

- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
- g) Measures to control the emission of dust and dirt during construction;
- h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
- i) Delivery, demolition and construction working hours;

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 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.

Gates

- 6. Any gate(s) at the point of access shall be sliding gates or hung to open inwards only and shall be retained as such thereafter.

Reason : In the interests of road safety to accord with Government guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan to ensure that the gate does not open over the highway thus causing danger to road users.

Association with existing use

- 7. The development hereby permitted shall be used only in conjunction with the existing uses on the site and shall not at any time accommodate a separate business or use unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure effective planning control, prevent the subdivision of the site and ensure the development retains appropriate access and service yard facilities in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

INFORMATIVE

The applicant is advised that West Northamptonshire Council encourages consideration being given to the installation of PV arrays on the roof of the development hereby approved and would support an application being made for these should the building be structurally capable of accommodating solar panels.

There were no items of urgent business.

The meeting closed at 3.01 pm

Chair: _____

Date: _____