



Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Monday 11 April 2022 at 2.00 pm.

Present	Councillor Phil Bignell (Chair) Councillor David James (Vice-Chair) Councillor Enam Haque Councillor Jonathan Harris Councillor Rosie Herring Councillor Stephen Hibbert Councillor James Hill Councillor Charles Manners Councillor Jake Roberts Councillor John Shephard
Substitute Members:	Councillor Ken Pritchard Councillor Daniel Lister
Apologies for Absence:	Councillor Paul Joyce Councillor Penelope Flavell Councillor Andre Gonzalez De Savage
Officers	Surinder Atkar, Planning Solicitor Daniel Callis, Principal Planning Officer Katherine Daniels, Principal Planning Officer Paul Seckington, Interim Head of Development Management, Enforcement and Land Charges

47. **Declarations of Interest**

None advised.

48. **Minutes**

RESOLVED:

That the Minutes of the Strategic Planning Committee of 23 March 2022 be approved and signed as a correct record.

49. **20/00074/WASFUL Mick George Ltd WTS, Lower Ecton Lane, Northampton**

Consideration was given to the report detailing the planning applications which had been previously circulated.

RESOLVED:

That, subject to the variations set out below, the advice set out in the reports now submitted be agreed.

20/00074/WASFUL - Proposed extension to the existing waste recycling building (retrospective application) - Mick George Limited Waste Transfer Station, Lower Ecton Lane, Northampton, Northamptonshire NN3 5HQ

The Minerals and Waste Development Control Manager outlined the application for an extension to the existing waste recycling building. The site had been in operation since 2015 and the current application did not change the principle of the original permission. Housing the recycling in a building would enable the process to be carried out in a more efficient manner and more materials to be recycled. Objections had been received from the Ecton Lane Park and the impact of the site on their amenity. Mick George Limited had undertaken dust and noise monitoring as part of the application process and the Environment Agency and Environmental Health had analysed the results and had not raised any objections as a consequence.

Mrs Hatfield spoke against the application; the Chair read out a statement from Councillor Danielle Stone, who was unable to attend the meeting and objected to the application and Mr Gough, the applicant, addressed the Committee.

In response to questions from Members, Mrs Hatfield raised concerns that the activity on the site had increased over the last few years and that the dust was causing health issues for people that lived at Ecton Lane Park. Residents at Cogenhoe had also raised concerns. Residents at Ecton Lane Park had commenced a dialogue with Mick George Limited and in December they had been provided with a 24 hour contact telephone number. People could feel the dust in their throats and could physically see it. Mrs Hatfield did not consider that the dust problem had improved since the extension had been built and it was sometimes worse.

In response to questions from Members, Mr Gough advised that the site was to the west and the prevailing wind was from the southwest; there were water sprayers and water carts on site and a dust sweeper out on the road when required. The Frisbee dust deposit gauges were monitored every 2-4 weeks; regular monitoring was required as part of the Environment Agency permit. There was a civic amenity facility adjacent to the site. The extension had been built in 2021, unfortunately without planning permission, which had been as a result of a miscommunication during the pandemic. With regard to potential future growth of the site there was no other land to extend into; however, some operations on the site were not taking place yet. Further to a suggestion, Mr Gough advised that the company had set up a charitable trust fund and he would refer the concerns raised to the management.

The Minerals and Waste Development Control Manager advised that there would be no change in the principle of the permission for the site as a result of this application. The building would in fact provide more shielding to the operation and therefore reduce dust. The Environment Agency were responsible for pollution control and if residents reported their concerns they would investigate.

Councillor David James highlighted that the dust monitors had recorded levels of dust that were a quarter of the actionable level. The building sheltered the site from the prevailing wind and the noisy, dusty adjacent road. The site was established and provided an essential process. The extension would make this process more efficient and would result in less waste being sent to landfill. Councillor James proposed that the application be approved, this was seconded by Councillor James Hill.

Councillor Charles Manners considered that the roads should be swept more frequently. The Minerals and Waste Development Control Manager advised that the requirement for road sweeping was covered in the Dust Action Plan; it was also the responsibility of the regulatory bodies to control pollution.

Further to an enquiry, it was noted that the Waste and Minerals Policy allowed for local liaison groups to be established where appropriate, currently there was no specific group for this site. However, there was a liaison group for Anglian Water Sewage Works which included the Mick George recycling site operations and the residents of Ecton Lane Park had been invited to those meetings.

The proposition to approve the application was put to the meeting and declared carried with 10 voting in favour and 1 abstention.

RESOLVED:

That planning permission is granted subject to the conditions set out in the report.

50. **WNS/2022/0173/MAR Land at Towcester Vale (H9) - Reserved Matter for 27 units**

WNS/2022/0173/MAR Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement - Land at Towcester Vale Towcester (H9)

The Principal Planning Officer outlined the reserved matters application for 27 dwellings with a mixture of 2,3 and 4 bedrooms. There was no affordable housing provision in this parcel of the Sustainable Urban Extension (SUE) but the requirement would be provided elsewhere in the development. Members were shown a map of the whole SUE and all the affordable housing clusters within it. It was noted that the stables were a non-designated heritage asset. Some mature trees on the site would unfortunately be felled as a result of the development but overall there would be a net increase in trees across the site.

Members' attention was drawn to the committee updates and were advised that amended plans had been received from the applicant. A Section 106 agreement was not required for the application and the reference to it in the report had been made in error. The Ecology Officer had advised that they had no objections to the application.

Further to enquiries from Members, the Principal Planning Officer advised that it was not possible to provide a time frame as to when the Lead Local Flood Authority would be able to respond with regard to the outstanding issue of surface water.

Councillor Andrew Harris expressed his disappointment that mature trees would be felled as newly planted trees would take far longer to remove carbon. As the Council had signed up to the net zero pledge in the fight against climate change, it was important to retain mature trees.

Further to an enquiry regarding the objections raised by Anglian Water, the Principal Planning Officer advised that this would be addressed by conditions.

Councillor David James proposed that the application be approved, this was seconded by Councillor Jake Roberts and on being put to the meeting was declared carried unanimously.

RESOLVED:

That delegated authority be given to the Assistant Director for Growth, Climate and Regeneration to grant permission subject to: 1. no objections from the Lead Local Flood Authority and the Crime Prevention Design Advisor and 2. subject to the conditions set out in the report (and any amendments to those conditions as deemed necessary).

51. **WNS/2022/0179/MAR - Land at Towcester Vale (H12) - Reserved Matters for 52 units**

WNS/2022/0179/MAR Reserved Matter Application for 52 units on parcel H12 (part phase 2) (pursuant to outline planning permission (S/2007/0374/OUT) The outline application was accompanied by an Environmental Statement - Land at Towcester Vale Towcester H12

The Principal Planning Officer outlined the reserved matters application for 52 dwellings and advised that the conversion of the stables was not part of this application (as referenced in the committee updates). The site would provide a mixture of 2,3 and 4 bed houses and would provide 12 affordable housing units, which was greater than the 10% required. Comments and conditions were awaited from the Lead Local Flood Authority.

With regard to the comment made by Towcester Town Council, the Principal Planning Officer advised that affordable housing was retained in perpetuity as standard.

Councillor David James proposed that the application be approved, this was seconded by Councillor James Hill and on being put to the meeting was declared carried unanimously.

RESOLVED:

That delegated authority be given to the Assistant Director for Growth, Climate and Regeneration to grant permission subject to the conditions set out in the report and no objections from the Lead Local Flood Authority (and any amendments to those conditions as deemed necessary).

52. **WND/2021/0456 Phase 5 Monksmoor, Off Welton Lane, Daventry**

WND/2021/0456 Reserved Matters Application (access, appearance, landscaping, layout, scale) - Phase 5 Country Park - Phase 5 Monksmoor, Off Welton Lane, Daventry

The Principal Planning Officer advised that this was the last phase of the Monksmoor development and consisted of a basin, pond, meadow, sports pitches and 17 allotments. The Highway Authority had raised an objection to the application as they were concerned that there was no parking provision for the football pitches. However, the pitches were for informal use and there was no club house. The pitches would be maintained by a management company. The whole site had been developed by one developer and this site would provide a link from Daventry Country Park to the canal. Whilst the developer had been carrying out construction, they had found some ponds had naturally formed and these may be retained.

Members raised enquiries regarding the potential parking issues and the Principal Planning Officer advised that there would be a local community centre with parking provision and users could also park at the Country Park. The application was in line with the masterplan for the site and the area would be accessible to many people on foot or by bike. It was understood that some areas of the site would be maintained by the management company, some by West Northants Council and some by Daventry Town Council.

Councillor David James, the local ward Member, understood the concerns raised regarding parking, however there were many football pitches in the town already both for formal and informal use. Councillor James was impressed with the application and proposed that it be approved. This was seconded by Councillor Daniel Lister and on being put to the meeting was declared carried unanimously.

Councillor John Shephard considered that it would be useful to have a policy for the management of open space. The Interim Head of Development Management, Enforcement and Land Charges advised that this was currently being considered.

RESOLVED:

The development hereby permitted shall be carried out in accordance with the amended plans: reference Planting Plan 01 (1288513-5080 Rev P4), Planting Plan 02 (1288513-5081 Rev P3) General Arrangement Plan 01 (1288513-5180 Rev P4) General Arrangement Plan 02 (1288513-5181 Rev P3) Landscape Management Plan (1288513-5482 Rev P4) Tree Protection Plan (1288513-5881 Rev P3) deposited with the Local Planning Authority on the 4th November 2021 and Plant Schedule and Horticulture Notes (1288513-5482 Rev P2), Typical Tree Pit Details (1288513-5580 Rev P1), Typical details: Tarmac Cyclepath and Dusted Gravel Path (1288513-5680

Rev P1), Boundary Treatments (1288513- 5681 Rev P1), Standard Soil Specification (1288513-5481 Rev P1) deposited with the Council on the 2nd August 2021.

The meeting closed at 3.30 pm

Chair: _____

Date: _____