



## **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 11 August 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 Sue Sharps
Substitute Members:	Councillor Rosie Herring (For Councillor Karen Cooper)
Apologies for Absence:	Councillor Karen Cooper
Officers	Shaun Robson, Development Manager Tom Ansell, Principal Planning Officer (For Minute Item 10) Jamie Parsons, Planning Solicitor Richard Woods, Democratic Services Officer

### **7. Declarations of Interest**

There were no declarations of interest.

### **8. Minutes**

The minutes of the meeting of the Committee held on 9 June 2022 were agreed as a correct record and signed by the Chair.

### **9. 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. 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 in the event of an alarm sounding, evacuation instructions would be given by officers.
4. That it be requested that any devices be switched off or onto silent mode.

10. **Land North of Blenheim Rise, Kings Sutton**

The Committee considered application WNS/2022/0071/MAO for the outline planning permission for residential development of up to 32 no. dwellings with all matters reserved except access, including affordable housing, together with the creation of new areas of open space, a new access off Hampton Drive, landscaping and all enabling ancillary works at Land North of Blenheim Drive, Kings Sutton for Rectory Homes Ltd.

Steven Kerry, on behalf of Rectory Homes Ltd, addressed the Committee in support of the application.

David Wood, on behalf of Kings Sutton Parish Council, addressed the Committee in objection to the application, on the grounds of the development being located outside of the village confines, concerns regarding the historical and ongoing flooding risk in Kings Sutton and the effectiveness of the proposed attenuation scheme, along with the potential impact on the village infrastructure, and the management of construction traffic.

Thomas Patterson, speaking on behalf of local residents, addressed the Committee in objection to the application and also cited concerns regarding how the development would affect the ongoing flooding risk in the local area.

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

**Resolved**

(1) That application WNS/2022/0071/MAO be refused for the following reasons:

1. The proposal fails to comply with the Council's adopted Development Plan which seeks to direct new residential development to the most sustainable locations within the district. Specifically, the proposal is a market-led housing scheme located outside of the settlement confines and does not comply with any of the exception policies listed within the South Northamptonshire Local Plan Part 2 that offer support to development outside of the confines of settlements. The Council can demonstrate in excess of a five-year housing land supply and as such all relevant Development Plan policies are considered up to date and paragraph 11(d) of the NPPF does not apply. Having considered all relevant material considerations, including the relative

sustainability of the settlement, the availability and accessibility of its services, facilities, those of adjoining urban centres and employment opportunities, the provision of affordable housing and outcome of recent relevant appeal decisions, it is concluded that the harm caused through this application's conflict with the development plan exceeds any considerations that weigh in the application's favour. Therefore, the proposal fails to comply with policy LH1 of the South Northamptonshire Local Plan Part 2 and policy R1 of the West Northamptonshire Joint Core Strategy.

2. The proposal fails to comply with the Council's adopted Development Plan which seeks to avoid the unacceptable loss of undeveloped land and open spaces of particular significance to the form and character of a settlement and requires new development to be compatible and integrate well with its surroundings and the distinctive local character of the area. The site, and particularly the built form within the scheme, will not relate well to the existing established residential suburbs on the northern edge of Kings Sutton nor the recently completed 'Little Rushes' development to the west. Instead, it results in an incongruous, intrusive and disconnected collection of dwellings in an open-countryside location, within a parcel of land that contributes positively to the appearance, character and setting of the settlement through its undeveloped, peaceful nature, and would disrupt the tranquillity of the agrarian landscape in this location, which is protected by a Special Landscape Area designation. Therefore, the proposal fails to comply with policy SS2 (1.a and 1.b) and policy NE2 of the Local Plan Part 2 and policies S10 and R1 of the Joint Core Strategy.
3. The application is deficient in information required to allow the Council (and the relevant consultee) to ascertain the amount and significance of sub-surface remains that the site has the potential to contain, based upon information held by the Northamptonshire Historic Environment Record. This advises that extensive Iron Age settlement remains were excavated on the adjacent site to the west in 2012. In the absence of a report detailing the outcome of a further evaluation phase of archaeological work, required pre-determination as set out by the Archaeological Advisor to the Council, the Council is unable to arrive at an informed view on the archaeological potential of the site, and thus whether there is a need for further post-consent works to be secured against a full application. The application therefore fails to comply with policies HE1 and HE2 of the Local Plan Part 2, policy BN5 of the Joint Core Strategy and Paragraph 205 of the NPPF.
4. 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 proposed development provides for appropriate infrastructure, facilities and services required as a result of the development and necessary to make the

impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to policy INF1 of the South Northamptonshire Local Plan Part 2 and INF1 of the West Northamptonshire Joint Core Strategy.

11. **Urgent Business**

There were no items of urgent business.

The meeting closed at 3.14 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_