



SUPPLEMENTARY INFORMATION

Planning Committee

6 August 2020

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If you need any further information about the meeting please contact Lesley Farrell, Democratic and Elections democracy@cherwellandsouthnorthants.gov.uk

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Planning Committee – (6 August 2020)

Officers would like to recommend that the Committee agrees to hold pre-committee site visits for the following applications, which are expected to be brought before the Committee for determination at the next meeting:

None proposed due to COVID-19 and social distancing measures

(6 August 2020)

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Planning Committee - Public Speakers for 6 August 2020

Item No	Parish / Town Council	Amenity Society	Objector	Applicant / Agent
S/2020/0498/MAF - South Northants Homes, Burcote House, Burcote Road, Towcester, NN12 6TF				
S/2020/0385/MAR - Towcester Vale Phase 1, London Road, Towcester (1)				
S/2020/0680/MAR - Towcester Vale Phase 1, London Road, Towcester (2)				
S/2020/0708/FUL - Selby Barns, Caswell Road, Duncote, Towcester, NN12 8AL			David Steventon Local Resident	
S/2020/0441/MAO - Land at Waters Lane, Middleton Cheney			Stephen Buckley – Local Resident	Ed Barrett Catesby Estates
S/2020/0183/MAF - Land South of Thenford Road, Middleton Cheney				Geoff Armstrong A R Planning - Agent
S/2010/0090/OUTWNS - Land off Belle Balk, Towcester				

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South Northamptonshire Council

UPDATES

for the planning applications to be discussed at the

Planning Committee

(6 August 2020)

Planning Committee 6 August 2020

Committee Updates

The schedule below details those letters etc. that have been received since the Committee reports were drafted:

Application Details:	Item No.
Case Officer: Daniel Callis Presenting Officer (if different) Parish: Towcester Application No: S/2020/0498/MAF Development description: Demolish the existing office block and construct a three storey apartment block consisting of 20 no. apartments and associated parking spaces. Location: South Northants Homes Burcote House Burcote Road Towcester	6

Consultation Responses

LEAD LOCAL FLOOD AUTHORITY – Objection. The LLFA continues to object to the amended information submitted by the applicant.

(Officer note: The applicant has been asked to provide further additional information to address the LLFA's comments. The LLFA will be re-consulted upon receipt. The Recommendation, therefore, remains unchanged)

Conditions

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

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:
 - (P)001 rev A (site location plan)
 - (P)100 rev B (site layout plan)
 - (P)101 rev A (block plan)
 - (P)103 (external works plan)
 - (P)201 rev A (ground floor plans)
 - (P)202 rev A (1st floor plans)
 - (P)203 rev C (2nd floor plans)
 - (P)204 rev B (roof plan)
 - (P)400 rev C (elevations)
 - (P)500 rev A (sections)
 - (P)700 (cycle store details)
 - (P)701 rev C (bin store details)
 - D17133-A-01 rev C (tree protection plan)

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

Limit on number of units

3. No more than 20 flats shall be accommodated on the site.

Reason : In order to avoid overdevelopment, to achieve a satisfactory form of development and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy and Section 12 of the National Planning Policy Framework.

Avoid bird nesting season

4. All site clearance (including the removal of any vegetation or works to hedgerows) should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless alternative provisions have been previously agreed in writing by the Local Planning Authority

Reason : To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected

species or its habitat 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

Floor levels

5. No development shall take place (save for the demolition of the existing building) until details of all finished floor levels in relation to existing and proposed site levels and to the root protection areas of the retained trees 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.

Tree protection

6. No development shall take place until the existing tree(s) to be retained at the front of the site have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
 - a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.
 - b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
 - c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development [and / or demolition] and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
 - d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any

excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE5 of the South Northamptonshire Part 2 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.

Construction method statement

7. No development shall take place (including any demolition), including any works of demolition 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 Part 2 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.

Land contamination

8. 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 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
- c) 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 Part 2 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.

- 9. If contamination is found by undertaking the work carried out under condition 8, 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 Part 2 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

Materials

10. A schedule of materials and finishes to be used in the external walls and roof(s) of the development (including manufacturer, product name and colour) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

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

Architectural detailing

11. 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 surrounds), together with the eaves/parapet treatment and decorative brick work 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 in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Meter boxes

12. 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 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 in accordance with Policy SS2 of the South Northamptonshire Local Plan

Fire hydrants

13. The development shall provide 1 fire hydrant within the site. Full details of the fire hydrant shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the new building above slab level. Thereafter and prior to the first occupation of the development, the fire hydrant shall be provided 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.

Boundary treatments

14. Notwithstanding the details on the approved plans, full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The submission shall include details of an enclosure between the north elevation of the main building and the site's northern boundary. Such approved means of enclosure shall be erected prior to the first occupation of the development.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

Landscaping

15. 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.

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. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

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

Noise mitigation

16. No development above slab level shall take place until a scheme for protecting future occupiers of the proposed development from noise sources affecting the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regards to the rated sound levels for the item(s) at the BAE Systems site adjacent to site as specified in the submitted Noise Impact assessment dated 04/09/2019 [reference: A3738/N/01], published by Accon UK Limited. The scheme should have reference to the guidance specified in Acoustic Ventilation and Overheating – Residential Design Guide, dated January 2020 and published by the Institute of Acoustics and demonstrate that suitable thermal and acoustic comfort can be maintained within the affected noise sensitive uses on the eastern façade of the development that meets the aims of the National Planning Policy Framework. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted development to which the scheme relates are occupied.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise, to protect existing businesses from unreasonable restrictions as per paragraph 182 of the National Planning Policy Framework and to comply with advice in the National Planning Policy Framework, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy SS2 of the South Northamptonshire Part 2 Local Plan.

External lighting

17. Details of the 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 prior to first occupation and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government advice in The National Planning Policy Framework.

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

Windows fixed shut

18. The bedroom windows in the east (rear) elevation shall be permanently fixed shut prior to the first occupation of each respective flat and shall be permanently retained as such thereafter for the lifetime of the development.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise, to protect existing businesses from unreasonable restrictions as per paragraph 182 of the National Planning Policy Framework and to comply with advice in the National Planning Policy Framework, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy G3 of the South Northamptonshire Local Plan

Parking

19. The proposed access and parking facilities shall be provided in accordance with the approved plans before first occupation of the development hereby permitted. The access and parking facilities shall thereafter be retained for use in connection with the development for those purposes only.

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 Part 2 Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Cycle parking

20. Prior to the first use or occupation of the development hereby permitted, the covered cycle parking facilities shall be provided on the site in accordance with Drawing No.(P)700. Details of any locks for the cycle store door shall be submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities shall be provided prior to first occupation and shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

EV charging

21. The building hereby approved shall not be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve the residents' parking.

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

Bat/bird boxes

22. Full details of a scheme for the location of bat and bird boxes and hedgehog gates shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of the building, the bat and bird boxes and hedgehog gates shall be installed on the site in accordance with the approved details.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

Building security

23. Prior to the first occupation the entrance door to each individual flat and all ground floor windows shall all be fitted to comply with PAS24:2016. The communal doors shall comply with LPCB LPS 2081 and shall include an audio-visual access control system and no trades' buttons. External post boxes shall be provided set on the external face of the building adjacent to one of the communal access doors prior to first occupation. Details of the post boxes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason : In the interest of residents' security.

Remediation work

24. If remedial works have been identified in condition 9, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 9. 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 Part 2 Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Unexpected contamination

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

Dismantle roof with hand tools

26. The roof of the existing office building shall be dismantled/demolished using hand tools only.

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.

Landscape maintenance

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

Soil levels around retained trees

- 28. The existing soil levels around the root protection area(s) of the tree(s) to be retained shall not be altered unless otherwise previously approved in writing by the Local Planning Authority.

Reason : To ensure that the existing trees to be retained are not damaged by loss of oxygen to roots and loss of moisture content in the soil in the interests of visual amenity and to accord with Policies SS2 and NE5 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

Construction hours


- 29. 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 and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Presenting Officer (if different)</p> <p>Parish: Towcester</p> <p>Application No: S/2020/0385/MAR</p> <p>Development description: Application for consent of 127 units (parcels H16 and H18) and the surrounding strategic landscaping (part phase 1,2 and 3).(Approval of reserved matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was</p>	<p>7</p>

<p>accompanied by an Environmental Statement</p> <p>Location: Towcester Vale Phase 1 London Road Towcester</p>	
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No updates

Application Details:	Item No.
<p>Case Officer: Daniel Callis</p> <p>Presenting Officer (if different)</p> <p>Parish: Towcester</p> <p>Application No: S/2020/0680/MAR</p> <p>Development description: Approval of reserved matters application, (In relation to outline planning permission S/2007/0374/OUTWNS) consent of strategic landscaping (part phase 2).</p> <p>Location: Towcester Vale Phase 1 London Road Towcester</p>	

Amended Plans

The applicant has submitted amended landscaping plans (rev F) to address the comments of the Arboricultural Officer, Ecology Officer and Landscape Consultant.

The amended plans are considered to fully address the comments/requirements raised.

Consultation Responses

LANDSCAPE CONSULTANT – No objection. Welcomed the earlier amendments made, but commented on the number of small canopy trees (requested their substitution). Questioned the use of engineered Pine instead of Robinia

(hardwood) timber for the play equipment, in terms of longevity and maintenance liability.

(Officer note: The tree species have been substituted as part of the amended plans. The applicant has confirmed that the Pine play equipment comes with a 15 year warranty)

TOWCESTER TOWN COUNCIL – No objection, but strongly advocates the implementation of the recommendations contained within the Landscape Consultant’s report.

Recommendation

Given that suitably amended plans have now been received, the application is recommended for approval subject to the conditions in the Committee Report.

Application Details:	Item No.
Case Officer: Peter Gittins Presenting Officer (if different) Parish: Towcester Application No: S/2020/0708/FUL Development description: New Commercial Unit with Field Access Location: Selby Barns Caswell Road Duncote Towcester	9

No updates

Application Details:	Item No.
<p>Case Officer: Clare Caldwell</p> <p>Presenting Officer (if different)</p> <p>Parish: Middleton Cheney</p> <p>Application No: S/2020/0441/MAO</p> <p>Development description: Outline planning permission for the development of up to 54 dwellings (use class C3) including means of access into the site (not internal roads), associated highway works, public open space and extended gardens to No's. 6, 8, 10, 16 Waters Lane and 15 Thenford Road.</p> <p>Location: Land At Waters Lane Middleton Cheney</p>	<h1>10</h1>

Middleton Cheney Parish Council - In addition to the objections from the Parish Council listed in the report, the Parish Council recognises local concerns and objections and would like these to be taken into account. They also object on grounds of intensity, design and appearance.

NCC Key Services – Updated contributions proposed due to the reduction from 60 to 54 homes (all dependent on final mix);

Early Years – circa £214,488
 Primary Education – circa £214,488
 Secondary Education – circa £248,400
 Libraries – circa £12,906

Officer Note: Infrastructure funding for secondary education would be expected to come from CIL payments.

Neighbours;

- An additional letter has been received from an adjoining neighbour reiterating their original objections to the principle of development; including the timing of the application with the economy about to go into recession (*Officer note – these objections are included in the report*) but recognising that the amended plans are a material improvement by limiting the northern extent of development and increasing the amount of open space. If the Council is minded to approve the application despite the

policy conflict they ask that the development is subject to a S106 Agreement to include the quantum, location and delivery of public open space in the spatial disposition shown on the revised parameters plan and concept masterplan; and that conditions are attached that reserved matters are in accordance with those same principles. (*Officer Note – a condition requiring compliance with the Parameters Plan is proposed and the delivery of open space is recommended to be secured through a S106 Agreement*).

- Four more objection letters received from neighbours reiterating their original objections which focus on; the size of the village - it's previous growth and lack of infrastructure; parking, traffic and highway safety concerns; outside the village confines and contrary to the Local Plan; premature in advance of Neighbourhood Plan; intensity and appearance of development; loss of countryside; effect on nature and wildlife; pollution and noise; loss of amenity and privacy; effect on character of village and Waters Lane; loss of grass amenity strip for widening Waters Lane and disturbance during construction.

One of the neighbours owns the property immediately opposite the proposed access point and they also object to its position and the removal of some grass verge to widen Waters Lane, as well as increased pedestrian traffic that will lead to loss of privacy.

One of the neighbours also states that their objection is neither met nor mitigated by extending the gardens to four houses on Waters Lane and one on Thenford Road.

- Three further letters of objection objecting on similar grounds to those listed in the report concerning increased traffic and particularly the impact on Waters Lane which is enjoyed by many local residents for recreation; the need/desire for further development; lack of local service provision; additional traffic and pollution in an already congested village with access off narrow and busy village roads; the impact on residents' quality of life; impact on wildlife; air and noise pollution.

Officer Note – the matters raised are addressed in the report.

Recommendation

The S106 Heads of Terms included in the Officer report should be updated to reflect the early years, primary and library contributions mentioned above.

Application Details:	Item No.
<p>Case Officer: Clare Caldwell</p> <p>Presenting Officer (if different)</p> <p>Parish: Middleton Cheney</p> <p>Application No: S/2020/0183/MAF</p> <p>Development description: Residential development comprising 2x1-bedroom apartments, 2x2-bedroom apartments, 4x2-bedroom houses, 7x3-bedroom houses and 5x4-bedroom houses (20 in total) including open space, access and ecological enhancements</p> <p>Location: Land South Of Thenford Road Middleton Cheney</p>	<h1>11</h1>

Neighbours - Additional letter received from an adjoining neighbour reiterating objections previously made in respect of the impact on his property – particularly with reference to management of the boundary hedge, satellite dish reception and the effect on his roof mounted solar panels.

Northants Highways – Comments on the internal site layout including as follows;

- The access ramp at the site access is incorrectly placed
- The bed in the road by plot 8 needs to be softened and forward visibility provided
- The 1.5m service strip is needed on all side of the turning head and adequate manoeuvring space provided
- Swept-path analysis is needed.

Officer Note – As set out in the report to Committee, these comments concern the internal road layout. No objections have been raised to the principle of accessing the site from Thenford Road in the manner proposed. The advice of the Highway Authority however is that their concern over the lack of internal forward visibility in particular would mean that the development would be unacceptable on highway safety grounds and that they would recommend refusal.

The applicant considers that the issues are all resolvable within the land identified for highway use within their scheme and that the layout will not need significant amendment..

A verbal update will be given.

Application Details:	Item No.
<p>Case Officer: Tracey Hill</p> <p>Presenting Officer (if different)</p> <p>Parish: Towcester</p> <p>Application No: S/2010/0090/OUTWNS</p> <p>Development description: WNDC Outline Planning Application - Outline application for residential development up to 82 units including public open space and associated works. All matters reserved.</p> <p>Location: Land Off Belle Baulk Towcester</p>	<p style="text-align: center; font-size: 48pt;">12</p>

No update

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