Applicant: South Northants Council
Proposal: Variation of conditions 2 (Plans), 3 (Layout/Marking of Parking Bays), 4 (Surfacing Material) and 5 (Landscaping) of application S/2018/0029/FUL to change the proposed parking layout and provide details of the marking of parking bays, surfacing material and landscaping.
Ward: Towcester Mill
Councillors: Cllr Chris Lofts & Cllr Catherine Tarbun
Reason for Referral: Application affects Council’s own land and the Council is the applicant.
Expiry Date: 12 February 2019
Committee Date: 7 February 2019

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND RECEIPT OF AMENDED PLANS

Proposal
The current proposal seeks a reduction in the provision of one car parking space from that approved under application S/2018/0029/FUL, thereby resulting in the provision of 26 car parking spaces (incl. two disabled spaces). Details of the layout, marking out, surfacing and landscaping have also been provided.

Consultations
The following consultees have requested amendments to the application:
- NCC Highways

The following consultees have raised no objections to the application:
- Towcester Town Council, SNC Conservation, Historic England

No letters of objection have been received and no letters of support have been received.

Planning Policy and Constraints
The application site is within Towcester Conservation Area and the town confines. Towcester Mill and Mill Cottage are Grade II Listed Buildings. The site is within a 2km buffer of Cappenham Bridge Drain Local Wildlife Site. The whole of the site is in an Archaeological Asset Area. A small part of the site affected by this application falls within Flood Zones 2 and 3.

The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan, the Draft South Northamptonshire Part 2 Local Plan and other relevant guidance.
Conclusion
The key issues arising from the application details are:

- Principle of Development
- Design and Impact on designated heritage assets
- Highway safety
- Flood risk

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

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 application site is located within the Moat Lane Regeneration Area at the end of Chantry Lane. The specific area within the site subject of this application is the area of hardstanding adjacent to the Grade II Listed Towcester Mill. The site is currently used as a parking area but the surfacing and laying out of spaces is in need of upgrading and formalising.

1.2. The site is located within the Towcester Conservation Area, and is bound to the south-west by the Grade II Listed Mill House. A pedestrian gate is situated at the north-western point of the car park which links through to the Scheduled Ancient Monument of Bury Mount. To the north lies the Grade II* Registered Historic Park and Garden of Easton Neston House (part of which is now known as the Water Meadows), and to the west lies the grounds of the Grade I Listed St Lawrence Church.

2. CONSTRAINTS

2.1. The application site is within Towcester Conservation Area and the town confines.

2.2. Towcester Mill and Mill Cottage are Grade II Listed Buildings.

2.3. The site is within a 2km buffer of Cappenham Bridge Drain Local Wildlife Site.

2.4. The whole of the site is in an Archaeological Asset Area.

2.5. A small part of the site affected by this application falls within Flood Zones 2 and 3.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. Planning Permission is sought for a reduction in the provision of one car parking space from that approved under application S/2018/0029/FUL thereby resulting in the provision of 26 car parking spaces (incl. two disabled spaces). Details of the layout, marking out, surfacing and landscaping have also been provided as discussed in section 9 below.
4. RELEVANT PLANNING HISTORY

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

<table>
<thead>
<tr>
<th>Application Ref.</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>S/2018/0029/FUL</td>
<td>Variation of Conditions 2 (Plans), 3 (Layout/Marking of parking bays) and 4 (Surfacing Material) of planning permission S/2017/0381/FUL (Change-of-Use of land to Parking and Residential Use) to Change the Proposed Parking Layout and Time Period to Discharge Conditions 3 and 4</td>
<td>Approved 8 February 2018</td>
</tr>
<tr>
<td>S/2017/0381/FUL</td>
<td>Change-of-Use of Service Yard to Parking Area and Change-of-Use of area to Residential Use for Mill Cottage</td>
<td>Approved 21 March 2017</td>
</tr>
<tr>
<td>S/2017/0380/FUL</td>
<td>Remove Condition 5 and Vary Condition 4 of S/2014/0068/FUL and S/2015/0053/FUL</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>S/2014/0068/FUL</td>
<td>Change of use of ground floor from offices to micro-brewery, shop and brewery tap.</td>
<td>Approved 14 March 2014</td>
</tr>
<tr>
<td>S/2014/0069/LBC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S/2015/0053/FUL</td>
<td>Part change of use of the ground and first floor to a tap room/community bar and part change of use of the second floor to an events room and full use of garden (part retrospective)</td>
<td>Approved 20 November 2015</td>
</tr>
<tr>
<td>S/2012/1476/MAF</td>
<td>Regeneration of Moat Lane/Northampton Road</td>
<td>Approved 31 July 2013</td>
</tr>
<tr>
<td>S/2012/1477/LBC</td>
<td>Remodelling and Extension to Mill House to Form 5No. Residential Units</td>
<td>Approved 31 July 2013</td>
</tr>
<tr>
<td>S/10/0102/OUTWNS</td>
<td>Outline Application for Moat Lane/Northampton Road Regeneration (All matters reserved)</td>
<td>Approved 17 January 2011</td>
</tr>
<tr>
<td>S/2008/1331/P</td>
<td>Change-of-Use of Informal Open Space to Public Open Space (Phase 1 Moat Lane Regeneration)</td>
<td>Approved 09 December 2008</td>
</tr>
</tbody>
</table>

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments is 31 January 2019. Comments received to date have been taken into account in this report and any further comments received will be reported to committee in the written updates.

6.2. No comments have been raised by third parties.

7. RESPONSE TO CONSULTATION

7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

7.2. TOWCESTER TOWN COUNCIL: No Objection
CONSULTEES

7.3. NCC HIGHWAYS: **No objections subject to** the condition that hardbound surfacing (no gravel) is provided for at least the first 5 metres from the highway extents to mitigate the migration of loose gravel onto the highway.

7.4. HISTORIC ENGLAND: **Do not wish to offer any comments.** Advise that the views of specialist Conservation and Archaeological Advisors, as relevant, are sought.

7.5. TOWCESTER LOCAL HISTORY SOCIETY: **No response received** at the time of writing this report.

7.6. SNC CONSERVATION: **No observations.**

8. RELEVANT PLANNING POLICY AND GUIDANCE

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

8.2. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and provides the strategic planning policy framework for the District to 2029. The Joint Core Strategy replaced a number of the ‘saved’ policies of the adopted South Northamptonshire Local Plan 1997 though many of its policies are retained and remain part of the development plan. The relevant planning policies of South Northamptonshire’s statutory Development Plan are set out below:

**WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY 2014 (JCS 2014)**

- SA - Presumption in Favour of Sustainable Development
- S1 - Distribution of Development
- S10 - Sustainable Development Principles
- E7 - Tourism, Visitor and Cultural Industries
- BN5 - The Historic Environment and Landscape
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- T2 - The Town Centre and Moat Lane Regeneration Area

**SOUTH NORTHANTS LOCAL PLAN 1997 SAVED POLICIES (SNLP 1997)**

- G3 - General Development Principles
- EV1 - Design
- E4 - Change of Use
- EV9 - Conservation Areas
- EV10 - Conservation Areas
- EV12 - Listed Buildings
- EV13 - Listed Buildings
- EV28 - Historic Parks and Gardens
- EV29 - Landscape Proposals

**DRAFT SOUTH NORTHAMPTONSHIRE PART 2 LOCAL PLAN (Part 2 LP)**

The draft South Northamptonshire Part 2 Local Plan was submitted to the Planning Inspectorate for Examination on 22nd January 2019. Dates for the examination are yet to be confirmed, but in accordance with Paragraph 48 of the National Planning
Policy Framework (NPPF) the Council may now give weight to relevant policies in the draft Plan according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

As the Plan was submitted prior to 24th January 2019, in accordance with Paragraph 214 of the NPPF consistency should be tested against the previous Framework published in March 2012. The following draft Policies are considered relevant:

- SS2 - General Development Principles
- SDP1 - Design Principles
- HE1 - Significance of Heritage Assets
- HE2 - Scheduled ancient monuments and archaeology
- HE5 - Listed Buildings
- HE6 - Conservation Areas

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- South Northamptonshire Council Supplementary Planning Guidance (SPG)
- Towcester Masterplan, March 2011
- The Moat Lane Planning Brief, 2007
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

8.4. Council Corporate Priorities

Cherwell District Council and South Northamptonshire District Council’s Joint Corporate Strategy for 2018-19 sets out the councils three strategic priorities which form our overarching business strategy. Below these are the key actions for the year 2018-19. This is a strategy which looks to the future taking into account the priorities and aspirations of the communities who live and work in the districts.

The three corporate priorities are to ensure the Districts are “Protected, Green & Clean”, are places which support “Thriving Communities & Wellbeing”, and are Districts of “Opportunity & Growth”. All three priorities are of significance to the determination of planning applications and appeals. Below these priorities, the key actions which are of most relevance to planning applications and appeals are: (1) deliver the Local Plans for CDC & SNC; (2) increase tourism; (3) protect the built heritage; (4) reduce our carbon footprint & protect the natural environment; (5) mitigate the impact of High Speed 2; and (6) deliver affordable housing.

The remaining key actions are also of significance to the determination of planning applications and appeals in particular delivering the Bicester, Banbury, Kidlington, Brackley, Towcester and Silverstone Masterplans.
The above corporate priorities are considered to be fully compliant with the policy and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.

9. **APPRAISAL**

9.1. The key issues for consideration in this case are:

- Principle of development
- Design and Impact on designated heritage assets
- Highway safety
- Flood risk

**Principle of Development**

9.2. The application is a S73 application to reduce the parking provision in the approved car park by one space. This application also provides details of the layout, marking out, surfacing and landscaping of the site.

**Policy Context**

9.3. The policies of specific reference in this section of the appraisal are policy SA of the JCS which takes a positive approach reflecting the presumption in favour of sustainable development contained in paragraph 11 of the NPPF; Policies S1 ‘The Distribution of Development’, S10 ‘Sustainable Development Principles’, E7 ‘Tourism, Visitor and Cultural Industries’ and T2 ‘The Town Centre and Moat Lane Regeneration Area’ of the JCS; Policy G3 of the SNLP and Policy SS2 of the Part 2 LP.

**Assessment**

9.4. Planning permission was originally granted for the wider Moat Lane Regeneration Scheme in 2013. This has subsequently been amended on a number of occasions as a consequence of variations to the scheme.

9.5. Planning Permission was granted in 2014 for the Change of Use of the Mill and its associated land from Office Use to a Microbrewery to include a shop and brewery tap for visitors to the building, and this was subsequently amended in 2015.

9.6. The 2017 Planning Application (S/2017/0381/FUL) sought to alter the extent of land associated with the Moat Lane Regeneration Applications. In relation to the south-western parcel of land the application facilitated a slightly wider access point into the Mill House site, whilst also providing a more open aspect for the Mill House frontage, which would have previously been more visually contained by the proposed boundary between the car parking spaces serving the Towcester Mill and the access point. The application also allowed for the continued use of the north western parcel of land as car parking.

9.7. A subsequent S73 application was granted in 2018 (S/2018/0029/FUL) to allow the reconfiguration of the layout of the car parking area serving the Towcester Mill which resulted in the loss of one car parking space.

9.8. The current application seeks a reduction of one further parking space to ensure that safe pedestrian access is maintained between the Towcester Mill car park and the adjacent Scheduled Ancient Monument of Bury Mount, which provides important links through to the town, the Forum, and the Water Meadows. No change is
proposed to the extent or location of the uses for which consent has previously been granted.

**Conclusion**

9.9. The principle of development has been established through the grant of applications S/2017/0381/FUL and S/2018/0029/FUL. The reduction of one car parking space proposed under this application is acceptable in principle as no change is proposed to the extent or location of uses for which consent has previously been granted, and as such the development continues to comply with Policies SA, S1, S10, E7 and T2 of the JCS, Policy G3 of the South Northamptonshire Local Plan, Policy SS2 of the Part 2 LP, and paragraph 11 of the NPPF.

9.10. The main considerations therefore relate to whether the reduction of one parking space and the layout, marking out, surfacing and landscaping proposed would adversely impact upon parking provision for Towcester Mill; the character, appearance and setting of the Conservation Area and Listed Buildings; and Flood Risk.

**Design and Impact on designated heritage assets**

**Policy Context**


9.12. Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.13. Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

**Appraisal**

9.14. Bury Mount lies directly to the north of the Mill site and is a Scheduled Ancient Monument. Views toward the Car Park are achievable from the top of the Mount. Mill House, which is in the advanced stages of being converted to form residential dwellings, sits adjacent to the Car Park and is a Grade II Listed Building.

9.15. Planning permission for the change of use of the service yard to parking area and change of use of area to residential use for Mill Cottage was approved under application S/2017/0381/FUL and subsequent revisions under S/2018/0029/FUL. The current application is a S73 application to reduce the parking provision in the approved car park by one space and as such it is not considered that a Heritage Assessment is required in this instance.
9.16. The current proposal maintains the wider entrance into the Mill House site (approved under application S/2018/0029/FUL) such that its frontage will be less visually constrained and arguably, more publically visible. In this regard, it is considered that the proposal would better reveal the significance of the heritage asset, in accordance with paragraph 200 of the NPPF.

9.17. The Grade I Listed St Lawrence Church lies approximately 60 metres to the south of the site. Views toward the Car Park from this site, including the churchyard, are mainly obscured by existing mature trees and Mill House itself.

9.18. The entire site is covered by the Towcester Conservation Area. Much of this area has undergone and continues to undergo significant change and improvement as a result of the Moat Lane Regeneration.

9.19. The current application has included details of the laying out and marking of parking bays, surfacing materials, and landscaping which were dealt with by condition in the previous permission.

9.20. The site has been laid out as per the 2018 consent with the exception of one parking space that has been removed adjacent to the pedestrian access through to the Bury Mount. This space has been removed to ensure that safe pedestrian access is maintained between the Towcester Mill car park and the Bury Mount. The removal of one car parking space will have a positive impact on the adjacent Scheduled Ancient Monument, surrounding Listed Buildings and the wider conservation area by reducing the number of cars that will be situated in this area.

9.21. The marking out of parking spaces will be carried out in a sympathetic manner taking into account the historic context of the site by using a 300mm deep gravel board stained black which will provide a dual purpose by also retaining the gravel on site. Vertical white lines will be painted on the gravel board at intervals to define the individual parking spaces. The disabled parking bays will be defined on the ground with no signage placed on the listed building itself.

9.22. The proposed surfacing involves the addition of 20mm gravel (25mm deep) on top of the regulated existing surface to provide a level area. Tegular blocks, as used across the Moat Lane Regeneration area, will be used on this site for the disabled parking spaces to provide a level surface. The current plan shows gravel up to the highway however it is a requirement of NCC Highways that the first 5 metres be laid in a hard surface to stop the migration of gravel onto the public highway. An amended plan is to be submitted prior to committee to show the first 5 metres of the site finished in tegular blocks, to match that of the adjacent disabled parking spaces and satisfy NCC Highways requirements. An update on this matter will be provided in the written updates to committee.

9.23. In terms of landscaping the north-western edge of the car park, adjacent to the scheduled ancient monument of Bury Mount, has already been finished with a timber post and rail fence. A beech hedge has been planted on the outside of the fence which will soften the development when viewed from the Bury Mount. A landscape maintenance condition has been included within the proposed conditions.

9.24. The proposal has been designed taking into account the characteristics of the surrounding area in terms of its historic context and materials used in the wider Moat Lane regeneration area, and will bring about a visual improvement in this area of the Conservation Area. It is therefore considered that the proposal will lead to less than substantial harm to the significance of the aforementioned designated heritage assets as a consequence of this application.
Conclusion

9.25. The NPPF requires a balanced judgement to be made, having regard to the scale of any harm or loss of significance of the heritage asset. In accordance with Sections 66 and 72 of the 1990 Planning Act, Officers have given this harm significant weight in assessing the impact of the proposal. In weighing this impact in the overall balance, it is considered that this harm is minimal and does not outweigh the significant economic benefits of granting consent, which include sustaining the Mill’s optimum viable use as a valued community asset within Towcester, by ensuring that the site can accommodate sufficient car parking, along with continuing to provide sufficient car parking spaces for third parties that will reside within the Moat Lane scheme, which the Council is understood to be covenanted to provide. The proposal is therefore in compliance with policy BN5 of the JCS; and policies G3(a,i,j,l), EV1, EV29, EV9, EV10, EV12 and EV13 of the SNLP; Policy SS2(c,e), SDP1 ‘Design Principles’, HE1 ‘Significance of Heritage Assets’, HE2 ‘Scheduled ancient monuments and archaeology’, HE5 ‘Listed Buildings’ and HE6 ‘Conservation Areas’ of the Part 2 LP; Paragraphs 124, 127, 130, 189-197 and 200 of the NPPF.

Policy safety

Policy Context

9.26. The policy of specific reference in this section of the appraisal is policy G3(b,f) of the SNLP which seeks to ensure that development ‘Possesses a satisfactory means of access and provides adequate parking, servicing and turning facilities, including for the disabled’ and ‘Does not unduly affect the existing or proposed transportation network’. Policy SS2(j) of the Part 2 LP supports the current position in the LP. Paragraphs 109 and 110(a-c) of the NPPF are also of relevance seeking to ensure that the development is suitable on highway safety grounds and also gives due regard to the safety and importance of pedestrian links and disabled access.

Assessment

9.27. The Local Highway Authority previously raised no objection to the original proposal for a total of 28 car parking spaces or a reduction to 27 car parking spaces. It is evident that the site is capable of providing the required minimum 23 spaces (incl. two disabled spaces) for the occupants of Towcester Mill (the requirement having been agreed as part of Condition 5 of the 2014 Enabling Consent for the Mill’s Conversion).

9.28. The submitted Parking Plan demonstrates how 26 car parking spaces (incl. two disabled spaces) can be accommodated across the site. The current application also includes details which were conditioned as part of the previous consents for this development. The details that have been submitted relevant to this section of the appraisal are the marking out of parking spaces and surfacing materials.

9.29. The marking out of parking spaces will be carried out in a sympathetic manner taking into account the historic context of the site by using a 300mm deep gravel board stained black with vertical white lines denoting the individual parking spaces. This will provide a dual purpose by also retaining the gravel on site.

9.30. NCC Highways has raised no objections to the proposal subject to the first 5 metres from the highway extents being of a hardbound surfacing (no gravel). This is to ensure that loose gravel does not migrate onto the highway. The current plans show the use of gravel up to the highway boundary and as such the applicant has been asked to alter the plans to show a hardbound surface (tegular blocks) for the first 5
meters in line with NCC Highways requirements. An update on this matter will be provided to the Planning Committee in the written updates.

9.31. Whilst it is noted that the proposal results in the reduction of one Car Parking Space, there have been a series of significant factors which have changed within Towcester, namely the introduction of Tove Long Stay Car Park, the introduction of Short-Stay restrictions within the Masonic Car Park and additional Car Parking on Northampton Road, such that the availability of Car Parking within the locality has significantly increased. Furthermore, a significant area of the Car Park is currently occupied by Clayson’s Country Homes during the renovation works associated with Mill House which is not noted to have caused significant highway safety concerns.

Conclusion

9.32. The loss of one parking space from the approved scheme, and the method and materials to be used in the marking out of bays and proposed surfacing are not considered to cause harm to highway safety and the proposal is therefore considered to maintain a satisfactory means of access and adequate car parking in accordance with policy G3(b,f) of the Local Plan, Policy SS2(j) of the Part 2 LP and paragraphs 109 and 110(a-c) of the NPPF, subject to the receipt of amended plans to show the first 5 meters in a hardbound surface.

Flood Risk

Policy Context

9.33. The policies of specific reference in this section of the appraisal are policy BN7 ‘Flood Risk’ of the JCS, Policy G3(m) ‘Drainage’ of the SNLP, Policy SS2(m) ‘Drainage’ of the Part 2 LP, and paragraphs 155-164 of the NPPF which relate to planning and flood risk.

Assessment

9.34. The area of car park subject to this application is predominantly located within Flood Zone 1. When the Towcester Mill applications were originally determined, it was not considered necessary to impose any specific SuDS or drainage requirements, as the existing arrangements at that time were considered satisfactory by the Environment Agency (EA) and Anglian Water.

9.35. The current application seeks only to reduce one car parking space at the site and does not change the extent or location of the uses for which consent has previously been granted. Details of the proposed surfacing has been submitted which involves the addition of 20mm gravel (25mm deep) on top of the regulated existing surface to provide a level area. Tegular blocks will be used for the disabled parking spaces to provide a level surface. The proposed materials will go on top of the hard surface already in situ.

9.36. On the basis of the previous Planning Permission and the development scope being maintained, it has not therefore been considered necessary to seek additional comments from either the EA or Lead Local Flood Authority and no objection is therefore raised on this basis.

Conclusion

9.37. Taking into account nature of this application, the location of the Car Park being primarily within Flood Zone 1, and the previous comments from the EA and LLFA, it
is considered that the proposal does not alter existing satisfactory foul and surface water drainage arrangements, in accordance with Policy G3(m) of the SNLP, Policy SS2(m) of the Part 2 LP, and would not result in an increase in flooding elsewhere in accordance with policy BN7 of the JCS and paragraphs 155-164 of the NPPF.

10. COMMUNITY INFRASTRUCTURE LEVY

10.1 The application is not CIL liable as it is not residential or retail development.

11. PLANNING BALANCE AND CONCLUSION

11.1 The proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. There are no other material considerations that dictate otherwise, and so in accordance with Paragraph 11 of the NPPF, permission should therefore be granted.

12. RECOMMENDATION

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION SUBJECT TO:

1. RECEIPT OF SATISFACTORY AMENDED PLANS AND

2. SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun before the 22 March 2020.

   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.

Compliance with Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans [AMENDED PLAN REFERENCE TO BE INSERTED ONCE RECEIVED] unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

Maintenance of landscaping

3. 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 completion of the development 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 Policies G3(L) and EV29 of the South Northamptonshire Local Plan.

CASE OFFICER: Rebecca Smith TEL: 01327 322254