

South Northamptonshire Council

Planning Committee

Minutes of a meeting of the Planning Committee held at The Forum, Moat Lane, Towcester, Northants NN12 6AD on Thursday 7 March 2019 at 2.15 pm.

Present Councillor Fiona Baker (Chairman)
 Councillor Ken Pritchard (Vice-Chairman)
 Councillor Phil Bignell
 Councillor Rebecca Breese
 Councillor John Budden
 Councillor Carole Clarke
 Councillor Roger Clarke
 Councillor Karen Cooper
 Councillor Rosie Herring
 Councillor Steven Hollowell
 Councillor Martin Johns
 Councillor Lisa Samiotis
 Councillor Mary-Anne Sergison-Brooke
 Councillor Elaine Wiltshire

Also Present: Chris Bond, Section Lead – Development, Northamptonshire
 Highways for S/2016/1324/EIA
 Martin Draper, Senior Development Management Engineer for
 S/2016/1324/EIA

Officers: Jim Newton, Assistant Director: Planning & Economy
 Paul Seckington, Senior Manager of Development Management
 William Anstey, Principal Planning Officer
 Ashley Bidwell, Student Planning Officer
 Geraldine Hardcastle, Planning Officer
 Tracey Hill, Majors Team Leader
 Rebecca Smith, Principal Planning Officer
 Matthew Barrett, Solicitor
 Lesley Farrell, Democratic and Elections Officer

76 **Declarations of Interest**

Councillor Steven Hollowell declared a general Non Statutory Disclosable Interest in all archaeological aspects of planning applications, as a member of the Northamptonshire Archaeological Society.

12. Magdalen College School, Waynfilet Buildings, Waynfilet Avenue, Brackley, NN13 6AF.

Councillor Fiona Baker, Non Statutory Disclosable Interest, as a member of Brackley Town Council which has been consulted on the application and she had personally

been involved in discussions previously so would leave the meeting for the duration of the item.

13. Anduin, Church Road, Greatworth, OX17 2DU.

Councillor Elaine Wiltshire, Declaration, as the applicant was known to her and she would leave the meeting for the duration of the item.

77 Minutes

The Minutes of the meeting of the Committee held on 7 February 2019 were agreed as a correct record and signed by the Chairman.

78 Chairman's Announcements

The Chairman 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. Only those people who had registered, in line with the Committee's speaking procedure, could address the Committee. 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 if the alarm did sound, evacuation instructions would be given by officers.
4. Could mobile phones please be switched off.
5. Application S2019/0113/MAR, Private Nursing Home, The Red House, - had been withdrawn from the planning process by the applicant and would therefore not be considered at the meeting.
6. The Chairman referred to the written update and highlighted that the officer recommendation for application S/2019/0113/FUL had changed to deferral as the applicant was not currently ready to proceed and therefore proposed the amended recommendation which was duly seconded by the Vice-Chairman. On being put to the vote, Members voted in favour of deferring consideration of the application.

Resolved

- (1) That consideration of application S/2019/0113/FUL be deferred until the applicant was ready to proceed.

79 **Proposed Pre-Committee Site Visits (if any)**

The Senior Manager – Development Management submitted a report which had been circulated to the Committee on 7 March 2019, which recommended that the Committee agree not to hold any pre-Committee site visits prior to the next Planning Committee meeting.

80 **Land at Norwood Farm, Sandy Lane, Harpole**

The Committee considered application S/2016/1324/EIA a Hybrid planning application seeking both full and outline planning permission for: Part A: Outline planning permission for a sustainable urban extension comprising: Up to 1,900 dwellings (use class C3); Public open space and children's play areas; Landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems; Primary school (use class D1); and Mixed use local centre which may include residential (use class C3), retail (use classes A1, A2, A3, A4 and A5), and health and community facilities (use class D1); and, Part B: Full planning permission for the demolition of any on site buildings or structures; and Routing of Sandy Lane Relief Road and associated vehicular access points at Land at Norwood Farm, Sandy Lane Harpole for Barwood Development Securities Limited.

The Committee heard from two public speakers, Mr Colin Wilkinson, Chairman of Harpole Parish Council and Lizzie Marjoram, representing the applicant.

In the course of discussing the application Members commented with regards to the location of the primary school and suggested that the position and general arrangement within the site be considered.

On reaching its decision the committee considered the Officer's report and presentation, the comments of the public speakers and the written update.

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application S/2016/1324/EIA, subject to:

- 1) Informing the Secretary of State that the Council intends to Grant Permission
- 2) The following conditions and;
- 3) the Completion of a planning obligation under section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the following (and any additions and amendments as deemed necessary):

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

1. (a) Application for approval of all the reserved matters for the first

Phase or the first Sub-Phase of the development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Development within the first Phase or the first Sub-Phase shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last reserved matters to be approved for the first Phase or first Sub-Phase whichever is the later.

- (b) Application for approval of all the reserved matters for the subsequent Phases or Sub-Phases of development shall be made to the Local Planning Authority before the expiration of 11 years from the date of this permission. Development within those subsequent Phases or Sub-Phases shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved for that Phase or Sub-Phase.

Reason : To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

2. No part of the built development hereby permitted on a development parcel shall be commenced on a particular phase or sub-phase (as referred to in Condition 5) until full details of the layout, scale, appearance and landscaping within the parcel (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

Reason : To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The development shall not be carried out otherwise than in complete accordance with the approved plans:

- Application boundary plan RG-M-31 Rev C
- Land Use - P1- RG-M-33 Rev J
- Building Heights - P2 - RG-M-34 Rev J
- Advanced Planting - P3 - RG-M-35 Rev D
- Access - P4 - RG-M-36 Rev E

and other submitted documents/details:

Environmental Statement dated May 2016 and its subsequent addendums dated February 2017 and February 2019.

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. To clarify the permission and for the avoidance of doubt and to ensure compliance with the Environmental Statement dated May 2016 and its subsequent addendums as the application was determined on the basis of the submitted plans, as were the significant environmental effects, and to ensure that the principles established in the outline application are reflected in the development and all applications for the approval of reserved matters.

4. The Development hereby permitted (The Development) shall comprise no more than:
1,900 dwellings;
Mixed use Local Centre total comprising:
- Retail Units – A1/A2/A3/A4/A5 (which may include C3) with car parking and service areas;
 - Non-residential institutions - D1 to include a Community Hall of no less than 750sqm plus car parking;
- Primary School – 1x three form entry school on a 2.5ha site;
A Multi Use Games Area;
Sports pitch complex of no less than 2.17ha with pavilion providing 4 changing rooms, clubroom, storage and car parking;
Green Infrastructure, open space and Country Park as shown on drawing - Advanced Planting - RG-M-35 Rev D;
Play space provision of no less than 18500 sqm

Reason : (1) To clarify the permission, for the avoidance of doubt The application was submitted and considered on this basis, as were all significant environmental effects. (2) In order to limit the quantum and mix of development (in accordance with the conclusions of the Transport Assessment) and the impact of traffic generated on the highway network.

5. The development shall be carried out in accordance with a detailed phasing plan to cover the entire site which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application shall refer to a phase, phases or part thereof identified in the approved phasing plan. Any subsequent amendment to the phasing of the development shall be submitted to the Local Planning Authority in the form of a revised phasing plan and approved in writing by the Local Planning Authority.

Reason : To ensure a satisfactory form of development throughout the duration of the construction phase and to comply with Policy G3 of the South Northamptonshire Local Plan and the aims of the NPPF.

6. The number of dwellings to be constructed shall not exceed 1900.

Reason: To accord with the requirements of Policy N9A of the West Northamptonshire Joint Core Strategy.

7. No part of the Development shall take place in any Phase or Sub-Phase until a Design Code relating to that Phase or Sub-Phase has been submitted to and approved in writing by the Local Planning Authority. The Design Codes shall provide, where relevant, details and guidance in respect of:
- (a) Residential Areas: Including information on character areas, densities, block types, building types, clustering of affordable housing, the palette of materials, architectural details, building heights, building lines and boundary treatments.
 - (b) Employment Areas: Including information on distribution of use classes, design, building heights, slab levels, boundary treatments and palette of materials.
 - (c) Local Centre(s): Including Information on design, form, character, scale, public realm and palette of materials.
 - (d) Streets: including information on the hierarchy, nature and form of streets, cycle ways and footways; cross sections; character; materials, permeability and street landscaping
 - (e) Non Vehicular Movement: Including information on the framework and hierarchy for pedestrians, cyclists and horse riders, rights of way, desire lines, and connectivity, materials, landscaping and surveillance
 - (f) Parking: Information on car, lorry and cycle parking standards for residential, employment, commercial, leisure and schools
 - (g) Landscape: including information on landscaped areas and green infrastructure including: amenity spaces; public open space; parks and play areas, street furniture; conservation of flora and fauna; and biodiversity mitigation measures.
 - (h) Heritage: including information on the impact upon setting of Harpole Conservation Area and views towards St Crispin Tower
 - (i) Drainage: details of sustainable urban drainage systems
 - (j) Crime Prevention: Information on all residential, commercial, employment, leisure and public areas.
 - (k) Fire Hydrants: A scheme for the location of (on average) one fire hydrant for every 50 dwellings
 - (l) Electricity Sub Stations: A scheme for the location of electricity sub stations where necessary

The Development shall be carried out in accordance with the principles of the approved Design Codes.

Reason: To ensure that the development is to an acceptable standard of design and acceptable levels of residential amenity in accordance with saved policies G3 and EV1 of the 1997 South Northamptonshire Local Plan and Para 126 of the NPPF.

8. No development shall commence on a phase, sub-phase or development parcel until a detailed Landscape and Ecological Management Plan (LEMP) for that phase, sub-phase or development parcel has been submitted to and approved in writing by the Local Planning Authority. The LEMP will include specific consideration of the management of grassland for ground nesting

birds. Each phase of the development hereby permitted shall be constructed in accordance with LEMP approved for that phase.

Reason : To ensure that the mitigation measures detailed within the Environmental Statement are adequately addressed in order to protect and preserve wildlife and its habitats in accordance with Policy G3 of the South Northamptonshire Local Plan, Policies BN1, BN2 and BN3 of the West Northamptonshire Joint Core Strategy and guidance contained within the NPPF.

9. No development shall take place on any phase, sub-phase or development parcel until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by Peter Brett Associates LLP, document reference 32486/4001 Revision B dated April 2016 and amended February 2019, Consolidated Addendum submitted as Appendix 12.1 to the 2019 ES Addendum and Drainage Strategy (prepared by Peter Brett Associates LLP, document reference number 32486/2001/001 Revision D dated 9th October 2015 and amended on 10th February 2017) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The details of the scheme shall include:
- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
 - b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
 - c) Demonstration that for events with a return-period in excess of 3.3% (1in30), exceedance flow routes are appropriately routed such that there is no residual risk to property and critical infrastructure.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

10. No development shall take place on any phase, sub-phase, or development parcel until details of a scheme for the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- ii) a timetable for its implementation, and
 - ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason : To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

11. No development shall commence on a phase or sub-phase until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation that:
 - (a) Finished floor levels local to watercourses should be checked at detailed design stage and raised to a minimum 300mm above the 1 in 200 year plus 25% climate change flood level of the nearest modelled node.
 - (b) Finished floor levels shall also be above the 1 in 200 year plus 35% climate change level and 1 in 1000 year level.

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 Policy G3 of the South Northamptonshire Local Plan and to protect the development and its occupants from an increased risk of flooding from surface water.

12. No development shall take place on any phase, sub phase or development parcel until a foul water strategy for that phase or sub-phase, including connection point(s) and discharge rate, has been submitted to and approved in writing by the Local Planning Authority. No dwellings in that phase, sub-phase or development parcel shall be occupied until the works have been carried out in accordance with the foul water strategy so approved, unless otherwise approved in writing by the Local Planning Authority.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property and to comply with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

13. No building works, which comprise the erection of a building required to be served by water services, shall be undertaken in connection with any phase sub-phase, or development parcel until full details of a scheme including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority for that phase, sub-phase or development parcel. The development shall be implemented in accordance with the details hereby approved. Within each phase or development parcel, no building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property and to comply with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

14. No development shall take place on any phase, sub-phase or development parcel until a scheme for the installation of Electric Vehicle charging infrastructure (ducting) has been submitted to and agreed in writing by the Local Planning Authority for that phase, sub-phase or development parcel. The scheme shall make provision for ducting and shall include details and locations of such provision taking into consideration the availability of electrical supply (therefore it should be designed with reference to information held by the local distribution network operator).

Such provision shall be formed and laid out in accordance with the approved details before usage of the parking spaces commences and shall remain in place thereafter.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with policies S10 and S11 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

15. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (para 199).

16. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 15 above the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (para 199).

17. 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(s) or in accordance with any other

program of landscaping works previously approved in writing by the Local Planning Authority 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.

18. Details of all external lighting/security lighting/floodlighting 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 the interests of visual amenity and highway safety and to comply with Government advice in paragraph 132 of the NPPF and Policy EV35 and Appendix A of the South Northamptonshire Local Plan, to protect the amenities of nearby residents and to comply with Policy G3 of the South Northamptonshire Local Plan AND in order to safeguard the visual amenities of the area in accordance with Policy G3 of the South Northamptonshire Local Plan.

19. No part of the development shall take place in any phase, sub-phase or development parcel until a Construction Environment Management Plan for that phase, sub-phase or development parcel has been submitted to and approved in writing by the Local Planning Authority and shall be based upon Chapter 18 of the submitted Environmental Statement May 2016 (and its subsequent addenda) together with prevailing British Standards and best practice guidance where relevant. The Construction Environment Management Plan shall include and specify the provision to be made for the following:

- (a) Dust mitigation measures during the construction period (see Informative no. 8 for more details);
- (b) Control of noise emanating from the site during the construction period, including installation of a temporary acoustic barrier as shown in figure 15.3 of the PBA Noise Assessment Report within the Environmental Statement May 2016 (see Informative no. 8 for more details);
- (c) The location of the constructors compound(s) including provision for the storage of plant, machinery and materials.
- (d) Enclosure of phase or sub-phase development sites;
- (e) Provision for all site operatives, visitors and construction vehicles loading, offloading, parking and turning within the site during the construction period;
- (f) Arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent public highways; and

- (g) Details for the advisory routing of the Heavy Goods Vehicle construction traffic.
- (h) Full details of the advisory offsite signage for the routing of Heavy Goods Vehicle construction traffic.
- (i) Full details and drawings of any proposed temporary accesses for construction works and details of remedial works (if applicable) along with any Safety Audit(s), if required by the Local Planning Authority.
- (j) Details of the route and type of construction of any temporary haul routes across the site.
- (k) Hours of Work; which should limit the hours of construction work including site clearance and delivery of materials to within 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.
- (l) Details of any foundation designs (including piling) and ground source heating and cooling systems using penetrative methods.
- (m) Details of mitigation and enhancement measures for habitats and protected or notable species within a specific Ecological Construction Method Statement (ECMS), for each phase, sub-phase or development parcel.
- (n) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.

The construction of the development shall thereafter be carried out in accordance with the approved Construction Environment Management Plan and Ecological Construction Method Statement for each Phase or Sub Phase unless otherwise approved in writing by the Local Planning Authority.

Reason : In the interests of protecting and preserving wildlife and its habitats in accordance with Policy G3 of the South Northamptonshire Local Plan, BN1 and BN2 of the West Northamptonshire Joint Core Strategy and advice contained within the NPPF.

20. No development shall commence on a phase, sub-phase or development parcel until a scheme for that phase protecting the proposed dwellings from operational road traffic noise sources, including the Sandy Lane Relief Road, and existing off-site industrial noise sources affecting the site, as detailed in the Peter Brett Associates LLP, Volume 2, Chapter 15 Noise and Vibration Assessment of the Environmental Statement has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have regard and reference to the noise sources, criteria and noise assessment detailed in that noise assessment. The said scheme shall meet the design aims detailed in that report and the National Planning Policy Framework and Planning Practice Guidance. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings to which that phase, sub-phase or development parcel relates are occupied.

Reason : To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with advice in the NPPF and Policy G3 of the South Northamptonshire Local Plan.

21. No building service plant/equipment shall be installed at the proposed commercial/industrial/residential uses detailed in the Peter Brett Associates LLP, Volume 2, Chapter 15 Noise & Vibration Assessment of The Environment Statement until details of a scheme to control emissions of noise from it when in operation have been submitted and approved in writing by the Local Planning Authority. The said scheme shall ensure that the building service plant is suitably positioned, acoustically insulated and mounted in such a way that emissions of noise, as rated in accordance with procedures detailed in BS4142:2014 Method for Rating Industrial and Commercial Sound, do not exceed the noise limits detailed in Table 15.15 of that report. The building service plant/equipment shall be installed, operated and maintained in accordance with the approved scheme.

Reason : To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with advice in the NPPF (section 11) and Policy G3 of the South Northamptonshire Local Plan.

22. No development shall commence on a phase, sub-phase or development parcel until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing for that phase by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with guidance contained within the NPPF.

23. No development shall commence on a phase until a scheme for the provision of affordable housing as part of the development for that phase has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall specify the % of housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved) ;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason : To deliver a wide choice of high quality homes and to ensure the appropriate provision of affordable housing in accordance with the National Planning Policy Framework and Policies H1 and H2 of the West Northamptonshire Joint Core Strategy.

24. No development shall take place on any phase, sub-phase or development parcel until details of the play areas for that phase, sub-phase or development parcel have been submitted to and approved in writing by the Local Planning Authority. The play areas hereby permitted shall be constructed in accordance with the approved details. The play areas shall be maintained in accordance with a management plan that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of that play area.

Reason : To ensure the provision of adequate play areas for residents, to safeguard the long-term future of the play areas and in order to protect the residential amenities of nearby residents and the visual amenities of the area in accordance with Policy G3 of the South Northamptonshire Local Plan

25. No external lighting of any phase, sub-phase or development parcel shall be installed until a Sensitive Lighting Strategy (SLS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The SLS shall demonstrate how retained and enhanced habitats will be protected from light spillage and ensure provision of dark corridors for wildlife. The external lighting for each phase shall be installed and operated in accordance with the approved SLS for that phase.

Reason : In order to safeguard wildlife and its habitats in accordance with Policy G3 of the South Northamptonshire Local Plan, Policy BN2 of the West Northamptonshire Joint Core Strategy and guidance contained within the NPPF.

26. No development shall take place until the existing tree(s) to be retained [‘existing woodland’ denoted on parameter plan P3 - Advanced Planting - drawing no. RG-M-35 Rev D, four category A and seventy one category B trees as shown on ‘Tree Retention and Removal Plan EDP 2 within appendix 9.2 ‘Arboricultural Assessment’ by EDP dated May 2016 and ES Addendum Appendix 8D by EDP dated February 2019] 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 and in the interests of the visual amenity of the area and to comply with Policies G3 and EV21 of the South Northamptonshire Local Plan.

27. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out 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 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 that it is satisfied that no potential risk from contamination has been identified.

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 G3 of the South Northamptonshire Local Plan.

28. If a potential risk from contamination is identified as a result of the work carried out under condition 27, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be 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 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 G3 of the South Northamptonshire Local Plan.

29. If contamination is found by undertaking the work carried out under condition 28, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be 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 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 G3 of the South Northamptonshire Local Plan.

30. If remedial works have been identified in condition 29, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 29. 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 G3 of the South Northamptonshire Local Plan.

31. 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 G3 of the South Northamptonshire Local Plan.

32. All subsequent reserved matters applications shall make reference to the original approved Flood Risk Assessment and Drainage Strategy document (prepared by Peter Brett Associates LLP, document reference 32486/4001 Revision B dated April 2016, and amended February 2019, Consolidated Addendum submitted as Appendix 12.1 to the 2019 ES Addendum and document reference number 32486/2001/001 Revision D dated 9th October 2015, amended on 10th February 2017) and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

33. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment and Drainage Strategy document (prepared by Peter Brett Associates LLP, document reference 32486/4001 Revision B dated April 2016, and amended February 2019, Consolidated Addendum submitted as Appendix 12.1 to the 2019 ES Addendum and document reference number 32486/2001/001 Revision D dated 9th October 2015, amended on 10th February 2017 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

34. None of the buildings within the local centre shall be occupied until a scheme for CCTV monitoring of the area has been submitted to and approved in writing by the Local Planning Authority. The CCTV scheme shall be installed and operated in accordance with the agreed details before any of the buildings within the Local Centre are occupied and for the life span of the development.

Reason : To ensure that the development does not give rise to crime and antisocial behaviour in accordance with Government advice in the National Planning Policy Framework and Policy G3 of the South Northamptonshire Local Plan.

35. Prior to the first occupation of any dwelling on the site, a detailed public art scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved scheme.

Reason: In order to enhance the character and appearance of the locality in accordance with Policies EV1 and G3 of the South Northamptonshire Local Plan and guidance contained within the NPPF.

36. A Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The approved Green Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

37. The Mixed Use Local Centre Area (as defined on the Land Use Parameter Plan drawing no. RG-M-33 Rev J shall include the following uses within the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order):

(a) Retail uses within Classes A1, A2, A3, A4 and A5 which shall not exceed 500 square metres in total or comprise of any single unit exceeding 150 square metres in gross area;

(b) Non-residential uses within Use Class D1 to include a Community Hall with a minimum floorspace of 750 square metres;

(c) Residential uses within Use Classes C2 and C3 on first floors or above

No amalgamation of the retail units shall take place without the express permission of the Local Planning Authority.

Reason : To ensure that the urban extension has the facilities required to serve the new population without causing harm to the vitality and viability of Northampton town centre in accordance with paras 7, 85 and 86 of the NPPF.

38. A schedule of landscape maintenance for a minimum period of 15 years shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule unless otherwise approved in writing by the Local Planning Authority.

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.

39. 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(s) [or on the completion of the

development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] 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.

40. 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 G3 of the South Northamptonshire Local Plan.

41. There shall be no built development or raising of existing ground levels within the area of land liable to flood.

Reason : To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity, and in order to comply with the Government's aim to achieve sustainable development as set out in the National Planning Policy Framework.

42. No development shall take place on any phase, sub-phase or development parcel until full details of a phase 2 intrusive (geoenvironmental) investigation to confirm the site geology and delineate areas of potentially 'weak' or unstable ground have been submitted to and approved in writing by the Local Planning Authority. The investigation must identify the requirement for any general remedial measures required.

All reserved matters applications must be in accordance with the conclusions and recommendations contained in the approved phase 2 intrusive (geoenvironmental) investigation.

Reason: To ensure that the nature and potential for unstable or potentially unstable land has been appropriately investigated and mitigated in accordance with Policies BN10 and N9A of the West Northamptonshire Joint Core Strategy and Government guidance contained in the National Planning Policy Framework (paras 178 and 179).

HIGHWAYS CONDITIONS COVERING THE FOLLOWING ISSUES:

43. Full details of the land required to accommodate dualling, cross sections, identification & location of bus stops, cycle ways, pedestrian walkways and bridleways along with associated crossing points in relation to the SLRR Phase 2.
44. Limitation of occupations (550 dwellings) before the SLRR phase 2 is completed.
45. Full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan ref. 32486/2501/SK12 rev A
46. Limitation of occupations (150 dwellings) accessing Berrywood Road/Weggs Farm Road until the SLRR is fully operational and open to traffic.
47. Limitation on occupations (to be determined) until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on the following plans have been submitted to, and approved in writing by, the Local Planning Authority.
 - a. M1 J16 – mitigation works as detailed in plan ref. 32486/1001/006
 - b. Nectar Way / Upton Valley Way / Corrolla Way – mitigation works as detailed in plan ref. 32486/1001/005
 - c. Upton Way / Danes Camp Way – mitigation works as detailed in plan ref. 32486/5501/001 rev C
 - d. Danes Camp Way / Hunsbury Hill – mitigation works as detailed in plan 32486/1001/003 rev A.
 - e. Junction 15a A43 / A5123 – mitigation works as detailed in plan ref. 32486/1001/004
 - f. A4500 footway / cycleway as detailed in plan ref. 32486/2501/SK11
48. Limitation on number of occupations (to be determined via the ‘monitor and manage’ approach’) prior to the completion and opening to use of the following off site highway works, subject to any changes arising from the appropriate technical and safety audit process and as a result of the ‘monitor and manage’ approach:
 - a. M1 J16 – mitigation works as detailed in plan ref. 32486/1001/006
 - b. Nectar Way / Upton Valley Way / Corrolla Way – mitigation works as detailed in plan ref.32486/1001/005
 - c. Upton Way / Danes Camp Way – mitigation works as detailed in plan ref. 32486/5501/001 rev C
 - d. Danes Camp Way / Hunsbury Hill – mitigation works as detailed in plan 32486/1001/003 rev A.
 - e. Junction 15a A43 / A5123 – mitigation works as detailed in plan ref. 32486/1001/004
 - f. A4500 footway / cycleway as detailed in plan ref. 32486/2501/SK11

49. No development shall commence on site until a Construction Management Travel Plan providing full details of the phasing of the development and addressing each construction activity within each phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during and routes to the development site. The approved Plan shall be implemented in full during the entire construction phases and shall reflect the measures included in the Construction Method Statement received.
50. Residential dwellings or non-residential uses within a particular phase or development parcel shall not be occupied until a Travel Plan for that phase or development parcel has been submitted to and approved in writing by the local planning authority. The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.
51. An annual Travel Plan monitoring report shall be carried out for no less than 5 years from the first occupation of the site and submitted to the local planning authority for review and approval.
52. As part of any reserved matters application which incorporates part of Public Right of Way KP16, full details of a scheme to hard surface the route, including the improvement to the culvert at grid reference 470495/260729, shall be submitted to the Local Planning Authority. The improvements shall be carried out in accordance with the approved details and opened to use prior to the occupation of any dwelling associated with the reserved matters site within which it lies.
53. Prior to the commencement of works affecting any existing public right of way/bridleway, full details of any enhancement, improvement, diversion or closure shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details so approved and thereafter maintained as such.

81 Land South Of Turweston Road, Brackley

The Committee considered application S/2017/0342/MAR a reserved matters application pursuant to outline permission S/2017/0601/EIA (Variation of conditions to planning permission S/2011/0141/MAO (Residential development comprising up to 350 dwellings and access from Turweston Road (outline) (includes Environmental Statement) at Land South of Turweston Road, Brackley) to seek approval for the rewording of some of the ecological conditions, and the removal of the outdated condition Code for Sustainable Homes) at Land South Of Turweston Road, Brackley for Catalyst Housing Limited.

The Committee heard from one public speaker, Mr Chris Struthers of Catalyst Housing.

In reaching its decision the Committee considered the Officer's report and presentation, the comments of the public speaker and the written update.

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application S/2017/0342/MAR subject to: receipt of satisfactory amended plans and the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Compliance with Plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and other details specified in Appendix 1 [LIST TO BE FINALISED FOLLOWING RECEIPT OF AMENDED PLANS] 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.

Emergency Services

2. No development shall take place in any phase until a scheme and timetable detailing the provision of fire hydrants for that phase has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire and to accord with Policy G3 of the South Northamptonshire Local Plan.

3. No development shall commence on any dwelling above finished floor level until full details of the proposed bollards to the emergency access have been submitted to and approved in writing by the Local Planning Authority. The bollards shall thereafter be implemented in accordance with the approved details prior to the first occupation of any dwelling, and shall be retained and maintained in perpetuity.

Reason: In the interest of public safety and to comply with saved policy G3 of the South Northamptonshire Local Plan.

Tree Protection

4. No development shall take place until the existing tree(s) to be retained (as detailed in the Arboricultural Impact Assessment) have been protected in accordance with the approved Tree and Hedgerow Protection Plan and Arboricultural Method Statement, being the tree protection plan appendix B ref.171016-1.2-TRB-TPP-NC, and the Arboricultural Impact Assessment ref. 170117-1.2-TRB-AIA-MS dated 16 October 2017, and Drawing No. 06-674-200-01-Rev J-Landscape Proposals-2018-07-13 received by the Local Planning

Authority on the 13 July 2018, unless otherwise agreed in writing by the Local Planning Authority. The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until all equipment machinery and surplus material has been removed from the completed phase.

Reason : To ensure that the existing trees to be preserved are not damaged during the period of construction in the interests of visual amenity and to accord with Policies G3 and EV21 of the South Northamptonshire Local Plan.

Materials

5. On all brick and stone faced dwellings the facing material used below the damp proof course shall be the same as the facing material used above the damp proof course, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and to accord with saved Policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

6. The external walls of the dwellings to be faced in limestone shall be constructed in natural guillotine-cut rubble limestone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to construction above slab level. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 G3 of the South Northamptonshire Local Plan.

7. The external walls of the dwellings to be finished in ironstone shall be constructed in natural ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to construction above slab level. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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 G3(A) of the South Northamptonshire Local Plan.

8. Prior to construction above slab level further details of the painted brickwork

elevation finish (including paint colour(s) and confirmation of what areas of the elevations are to be painted) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with details approved prior to the occupation of each respective unit.

Reason : To ensure that the materials and finish are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy G3 of the South Northamptonshire Local Plan.

9. Prior to construction above slab level details of the rendered elevation finish (including colour and texture and confirmation of what areas of the elevation are to be rendered) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the first occupation of each respective unit.

Reason : To ensure that the materials and finish are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy G3 of the South Northamptonshire Local Plan.

10. Prior to construction above slab level samples of the bricks to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the samples so approved.

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 G3(A) of the South Northamptonshire Local Plan.

11. Prior to construction above slab level samples of the plain tiles/slates (including ridge tiles) to be used in the covering of the roofs of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the samples so approved.

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 G3(A) of the South Northamptonshire Local Plan.

12. Details of the GRP flaunching and capped GRP chimney pots to be used in the construction of the chimneys hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out 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 G3(A) of the South Northamptonshire Local Plan.

13. All roof lights shall be conservation grade roof lights that fit flush with the plane of the roof.

Reason : To ensure the development is constructed to a high quality to comply with saved policy G3 of the South Northamptonshire Local Plan and to comply with the Radstone Fields Design Code.

14. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy G3 of the South Northamptonshire Local Plan.

Meter Boxes

15. 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 G3 of the South Northamptonshire Local Plan.

Gates

16. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock, unless otherwise approved in writing by the Local Planning Authority.

Reason : In the interest of security and crime prevention and in accordance with Policy G3 of the South Northamptonshire Local Plan.

Cycle Parking Facilities

17. Details of covered cycle parking facilities for the apartment buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The covered cycle parking facilities shall be provided prior to the first occupation of the apartment buildings hereby permitted 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.

Landscaping

18. A planting palette for the living acoustic fence along the eastern boundary with the A43 shall be submitted to and approved by the Local Planning Authority prior to the construction of the dwellings above slab level on phases 4, 5 and 6. The living acoustic fence shall be constructed and planted in accordance with the approved details before the first occupation on phases 4, 5 and 6 and shall thereafter be retained and maintained in perpetuity.

Reason: To provide an effective and attractive screen for the development in the interests of visual amenity and residential amenity, and to accord with policies G3 and EV29 of the South Northamptonshire Local Plan

19. The boundaries shall be constructed in accordance with Drawing No. 16064 Brackley - 02 - 107K prior to the first occupation of the dwellings to which they relate.

Reason: To ensure a satisfactory appearance to the development in accordance with policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

20. The landscaping and planting along the western boundary of the site which provides a screen for the acoustic fence adjacent to Force India shall be retained at a minimum height of not less than three metres and maintained in perpetuity. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason: To provide an effective and attractive screen for the development in the interests of visual amenity and to accord with Policies G3(L) and EV29 of the South Northamptonshire Local Plan.

Way marking

21. Prior to the occupation of 50 percent of the dwellings hereby approved a scheme of signage to direct residents to destinations in Brackley (distance and time markers) shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented prior to the completion of the development.

Reason: To ensure a satisfactory standard of development and to comply with policy G3 of the saved 1997 South Northamptonshire Local Plan.

Highways

22. The garages/ parking spaces/ turning areas shown on the approved plans shall be constructed/laid out, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter

be used for any purpose other than the garaging, parking and turning of private motor vehicles.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy G3 of the South Northamptonshire Local Plan.

Noise

23. Notwithstanding the provisions of Classes A-D (inc) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the dwellinghouses on plots 1-1 to 1-8, 1-14, 1-15, 1-51, 1-52, 4-25, 4-34 to 4-38, 5-1, 5-6 to 5-9, 5-27 to 5-29, 5-35 to 5-39, 5-45 to 5-47 to 5-53, 6-23, 6-13 to 6-19, shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : To ensure that the amenities of the occupier(s) are not adversely affected by the ingress of noise in accordance with Policy G3 of the South Northamptonshire Local Plan.

24. 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 G3 of the South Northamptonshire Local Plan.

82 Land West of Overthorpe Road

As agreed under Chairman's announcements, consideration of application S/2019/0113/FUL had been deferred as the applicant was not currently ready to proceed.

83 Towcester Commercials/Sunnyside, Water Lane, Towcester, NN12 6RQ

The Committee considered application S/2018/2546/MAF for 45 No. apartments for older people (sixty years of age and/or partner over fifty-five years of age), guest apartment, communal facilities, access, car parking and landscaping at Towcester Commercials/Sunnyside, Water Lane, Towcester, NN12 6RQ for Churchill Retirement Living.

In introducing the report, the Principal Planning Officer explained that the applicant had appealed on the grounds of non-determination of the application and therefore the application was only before Planning Committee to seek confirmation as to what their resolution would have been, had the Council been in a position to determine the application and issue a decision.

In reaching its decision the committee considered the Officer's report and presentation.

Resolved

(a) That application S/2018/2546/MAF be refused for the following reasons:

Design

1. The scale, layout and massing of the building fails to respond to the immediate site context whilst the elevation treatment lacks architectural consistency. Further, the architectural detailing, materials and roof form all fail to reflect the local vernacular. These design choices result in a scheme that fails to respond positively to the character of the area or reinforce local distinctiveness and therefore does not represent high quality design which is especially important in this instance given the prominence of the site. The proposal therefore results in harm to the character of the area and is contrary to saved policies G3(A) and EV1 of the South Northamptonshire local plan and policy H1 of the West Northamptonshire Joint Core Strategy and conflicts with paragraphs 124, 127 and 130 of the National Planning Policy Framework.

Heritage

2. Due to its scale, massing, design and materials the proposal fails to respond positively to the character and scale of the built form within the Conservation Area to the east of the site. This causes less than substantial harm to the setting of Towcester Conservation Area. Despite the scheme bringing several benefits these are not considered to outweigh the identified harm. The proposal is therefore considered contrary to saved policy EV11 of the South Northamptonshire Local Plan, policy BN5 of the West Northamptonshire Joint Core Strategy and paragraph 193 of the National Planning Policy Framework.

Archaeology

3. The proposed development would be sited in an area of known archaeological interest with potential for disturbance and damage to archaeological assets which may be of regional importance. No Field Evaluation report has been submitted in support of the application identifying what assets may be affected and demonstrating that appropriate mitigation measures would be sufficient to address any harm caused and in the absence of this information it is not possible for the Local Planning Authority to conclude that there would not be a serious detrimental impact on the significance of those archaeological assets affected. Therefore, the proposal fails to accord with saved policy G3(K) of the South Northamptonshire Local Plan, policy BN5 of the West Northamptonshire Joint Core Strategy and paragraph 189 of the National Planning Policy Framework.

Amenity

4. The proposal brings residents much closer to the recycling point to the south east of the application site than the existing situation and it is considered that noise from the day to day operation of the facility could have a detrimental effect on future residents. In the absence of evidence to the contrary Officers

are unable to confirm that future residents would have acceptable living conditions and therefore compliance with saved policy G3(E) of the South Northamptonshire Local Plan policies H1 and BN9 of the West Northamptonshire Joint Core Strategy and paragraph 127 of the National Planning Policy Framework has not been established.

Parking

5. Under provision of parking on site compared to the level set out in the Council's SPD for Parking has not been fully justified and therefore Officers cannot confirm that the proposal will not have an adverse impact on highway safety. Further, the scheme fails to provide adequately sized parking spaces and disabled spaces. The proposal is therefore considered contrary to saved policy G3(B) of the South Northamptonshire Local Plan, policy C2 of the West Northamptonshire Joint Core Strategy and paragraph 109 of the National Planning Policy Framework.

Drainage

6. It has not been established that the proposal provides adequate surface water drainage and will not adversely affect the flood risk downstream. As such compliance with saved policy G3(M) of the South Northamptonshire Local Plan, policies S10 and BN7A of the West Northamptonshire Joint Core Strategy has not been demonstrated and paragraph 163 of the National Planning Policy Framework.

Lack of satisfactory S106 Agreement

7. Policy INF 1, INF 2 and RC2 of the West Northamptonshire Joint Core Strategy 2014 are concerned with infrastructure and developer contributions, and state that 'developers will be expected, in negotiation with the Local Planning Authority to make provision for related infrastructure and community facilities the need for which arises from the development' whilst policy H2 of the Joint Core Strategy requires provision of 40% affordable housing. This is consistent with the National Planning Policy Framework, particularly paragraph 63. In the absence of a signed legal undertaking the Council cannot be satisfied that the development proposal would make sufficient provision for the improvement of local libraries, public amenity space (and its maintenance) along with provision of affordable homes. The application is therefore contrary to Policy INF 2 and RC2 and the Council's adopted Supplementary Planning Document 'Developer Contributions' (December 2010) and paragraph 63 of the National Planning Policy Framework.

(b) That authority be delegated to the Assistant Director for Planning and Economy to either:

- a. If the appeal is invalid, refuse planning permission for the reasons outlined in the committee report; or
- b. If the appeal is valid, to inform PINS that the Local Planning Authority would have refused planning permission for the reasons outlined in the committee report.

84 Silverstone Circuits Ltd, Silverstone Airfield Bungalow, Dadford Road, Silverstone, NN12 8TN

The Committee considered application S/2019/0312/NA, a neighbouring authority consultation on reserved matters application for a 197 bed hotel pursuant to outline planning permission 17/01840/AOP to consider layout, scale, external appearance, the access and the layout of the site at Silverstone Circuits Limited, Silverstone Airfield Bungalow, Dadford Road, Silverstone, NN12 8TN for Silverstone Circuits Limited. South Northamptonshire Council was a consultee on the application, which would be determined by Aylesbury Vale District council.

In reaching its decision the Committee considered the Officer's report and presentation and the written update.

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to advise Aylesbury Vale District Council that South Northamptonshire Council raise no objections to application S/2019/0312/NA but make the following comments:

- i. The amendment to the design which now incorporates the visual interest of the white balconies is welcomed and overcomes the previously raised concerns about the lack of visual interest. Hilton is however missing a commercial opportunity of having more balconies fronting the globally renowned Silverstone racing track, this should be considered further.
- ii. The comments made by Northants Police with regards to counter terrorism measure should be incorporated into the scheme.
- iii. The fitness suite should be conditioned restricting the use for hotel guests only with no outside membership permissible.
- iv. The lighting scheme needs to be assessed to ensure the lux levels are acceptable.

85 Private Nursing Home, The Red House, High Cross, Syresham. NN13 5TJ

The Chairman reminded the Committee, as advised under the Chairman's Announcements, that application S/2017/2143/MAF had been withdrawn from the planning process by the applicant.

86 Magdalen College School, Waynflete Buildings, Waynflete Avenue, Brackley, NN13 6AF

Having declared an interest in the item, the Chairman left the meeting for the duration of the item and the Vice-Chairman took the Chair.

The Committee considered application S/2018/2798/MAF for a two storey classroom extension to the sports hall and demolition of existing mobile classrooms at Magdalen College School, Waynflete Buildings, Waynflete Avenue, Brackley, NN13 6AF for Magdalen College School.

The Committee heard from one public speaker Mr Ian Colling, the applicant.

It was proposed by Councillor Hollowell and seconded by Councillor Johns that application S/2018/2798/MAF be approved as per the officers' recommendation but subject to the addition of a Construction Management Plan.

In reaching its decision the Committee considered the Officer's report and presentation and the comments of the public speaker.

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application S/2018/2798/MAF subject to the following conditions (and any amendments to those conditions as deemed necessary):

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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

- Site location plan 10366-L-00-LP received 13th December 2018
- Site plan 10366(L)00-10 received 13th December 2018
- Proposed floor plans 10366(L)00-12 received 13th December 2018
- Proposed roof plans and cross section 10366(L)00-14 received 13th December 2018
- Proposed elevations and cross sections 10366(L)00-13 received 13th December 2018
- Combined Transport Statement and Travel Plan dated November 2018

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.

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

3. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities to serve the development shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided 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 Policies C1 and C2 of the West Northamptonshire Joint Core Strategy 2014, and Government advice in the National Planning Policy Framework.

4. No surface water drainage works shall commence and no new hardstanding areas shall be constructed until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the surface water drainage works have been carried out in accordance with the surface water management strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy 2014, and Government advice in the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

5. The materials to be used for the external walls and roof of the development hereby permitted shall be buff clay bricks and aluminium standing seam curved roof (all as shown on the approved plan 10366(L)00-13), with the window and door openings of the building matching as far as practicable in terms of colour, type and texture the openings used on the existing building.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy G3 of the South Northamptonshire Local Plan.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) The points of access for site operatives and visitors
 - ii) the parking of vehicles of site operatives and visitors
 - iii) the times at which site operatives and visitors (including deliveries of materials) will access the site, and how this will be timed to minimise conflict with existing school activities including drop off and pick up times
 - iv) loading and unloading of plant and materials
 - v) storage of plant and materials used in constructing the development
 - vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - vii) wheel washing facilities
 - viii) measures to control the emission of dust and dirt during construction

- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of nearby residents and to minimise risks of conflict with existing school activities, in the interests of highway safety, to comply with Policy G3 of the South Northamptonshire Local Plan.

7. The Combined Transport Statement and Travel Plan dated November 2018 shall be adhered to at all times for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and to ensure satisfactory access and highway safety of the site in line with policies G3 of the South Northamptonshire Local Plan 1997 and SA, S1, C1, and C2 of the West Northamptonshire Joint Core Strategy 2014.

87 Anduin, Church Road, Greatworth, OX17 2DU

The Committee considered application S/2018/2898/FUL for a side extension including a double garage at Anduin, Church Road, Greatworth, OX17 2DU for Mr Rob Elkington.

It was proposed by Councillor Hollowell and seconded by Councillor Bignell that application S/2018/2898/FUL be refused, contrary to the officer recommendation, as it would have an adverse impact on the church and its setting.

In reaching its decision the Committee considered the Officer's report and presentation.

Resolved

That application S/2018/2898/FUL be refused for the following reason:

1. The proposed extension by reason of its scale and siting would have an adverse impact on the setting of the grade II* listed church of St Peter and views into and out of the conservation area. Particularly views of the surrounding countryside from the churchyard, identified as a significant view in section 4.5 of Greatworth Conservation Area Appraisal and also views towards the church from the nearby public rights of way to the east. The development therefore fails to comply with saved Policies G3, EV1, EV11 and EV12 of the South Northamptonshire Local Plan, Policy BN5 of the West Northamptonshire Joint Core Strategy and Sections 12 and 16 of the National Planning Policy Framework

88 **15 Woodmans Close, Deanshanger, MK19 6JX**

The Committee considered application S/2018/2901/FUL for a single storey rear extension and dormer window to the rear at 15 Woodmans Close, Deanshanger, MK19 6JX for Mr and Mrs Parkes.

The Committee heard from one public speaker, Sadie Scott in objection to the application.

In reaching its decision the Committee considered the Officer's report and presentation and the comments of the public speaker.

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application S/2018/2901/FUL subject to the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with 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.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
 - Proposed site plan, Proposed Second Floor Plan, Proposed Elevations, Proposed Section BB all received 28/12/2018
 - Proposed Ground Floor Plan received 07/02/2019.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Matching materials

3. The materials to be used for the external walls, roof, doors and windows of the development hereby permitted shall match in terms of colour, type and texture to those used on the existing building.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy G3 of the South Northamptonshire Local Plan.

89 **Appeals Progress Report**

The Assistant Director Planning Policy and Development submitted a report which aimed to keep members informed upon applications which have been determined by the Council, where new appeals have been lodged. Public Inquiries/hearings scheduled or appeal results achieved.

Resolved

(1) That the position statement be accepted.

90 **Urgent Business (previously agreed with the Chairman)**

There were no items of urgent business.

The meeting closed at 6.20 pm

Chairman:

Date: