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Meeting: Area Planning Committee Thrapston
Date: Monday 16th August, 2021
Time: 7.00 pm
Venue: Council Chamber, Cedar Drive, Thrapston, NN14 4LZ

To members of the Area Planning Committee Thrapston

Councillors Jennie Bone (Chair), Gill Mercer (Vice Chair), Annabel de Capell Brooke, Kirk Harrison, Barbara Jenney, Dorothy Maxwell, Roger Powell, Geoff Shacklock and Lee Wilkes

Substitutes: Councillors Wendy Brackenbury and Bert Jackson

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 04 August 2021</p>			

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

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Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the last working day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Friday 13 August
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the last working day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Friday 13 August

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Area Planning Committee (Thrapston)

At 7:00pm on Monday 19 July 2021

Held in the Council Chamber, Cedar Drive, Thrapston

Present:

Councillor Jennie Bone (Chair)
Councillor Wendy Brackenbury
Councillor Barbara Jenney
Councillor Lee Wilkes

Councillor Gill Mercer (Vice Chair)
Councillor Kirk Harrison
Councillor Roger Powell

9. Apologies for Absence

Apologies for absence were received from Councillors Annabel de Capell Brooke, Dorothy Maxwell and Geoff Shacklock. Councillor Wendy Brackenbury attended as substitute.

10. Members' Declaration of Interest

Councillors	Application	Nature of Interest	DPI	Other Interest
All committee members	NE/21/00654/FUL & NE/21/00655/LBC (63 Church Street, Nassington)	Applicant is a member of the Council		Yes
All committee members	NE/21/00558/FUL (55 Butts Road, Raunds)	Applicant is a member of the Council		Yes
Kirk Harrison	NE/21/00558/FUL (55 Butts Road, Raunds)	Is a member of Raunds Town Council's Planning Committee but abstained from the vote when they considered the application		Yes
Roger Powell	NE/21/00421/FUL (13-19 High Street, Irthlingborough)	Is Chairman of Irthlingborough Town Council's Planning Committee		Yes (left meeting for item)
Lee Wilkes	NE/21/00558/FUL (55 Butts Road, Raunds)	Is the applicant		Yes (left meeting for item)

11. Informal Site Visits

Councillor Wendy Brackenbury declared that she had visited 11 Chainbridge Court, Thrapston (NE21/00033/FUL) and 28 Nene Valley Business Park, Oundle (NE/21/00507/FUL).

Councillor Barbara Jenney declared that she had visited 13-19 High Street, Irthlingborough (NE/21/00421/FUL) and Dovedale, East Road, Oundle (NE/21/00625/FUL).

Councillor Jennie Bone declared that she had visited 13-19 High Street, Irthlingborough (NE/21/00421/FUL).

12. Minutes of the Meeting held on 8 June 2021

The minutes of the meeting held on 8 June 2021 were approved as a correct record.

13. Public Speakers

The following people spoke on the items as indicated:

- NE/21/00421/FUL – 13-19 High Street, Irthlingborough – an objector and a representative of Irthlingborough Town Council. A statement from the Agent was read out at the meeting.
- 20/01019/FUL & 20/01020/FUL – Manor Farm, High Street, Twywell – the Agent.
- NE/21/00033/FUL – 11 Chainbridge Court – the applicant.
- NE/21/00625/FUL – Dovedale, East Road, Oundle – the Agent

14. Applications for planning permission, listed building consent and appeal information

The Committee considered the planning applications report and representations made by public speakers at the meeting. It was noted that there was additional information on the applications included in the update sheet.

(i) NE/21/00654/FUL – 63 Church Street, Nassington

The Committee considered an application for the removal of French doors and side lights from a rear elevation; moving and widening the opening to install a timber sliding door of similar appearance, style and materiality. The application had been brought to the Committee as the applicant was a member of the Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(ii) NE/21/00655/LBC – 63 Church Street, Nassington

The Committee considered an application for listed building consent for the removal of French doors and side lights from a rear elevation; moving and widening the opening to install a timber sliding door of similar appearance, style and materiality. The application had been brought to the Committee as the applicant was a member of the Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** listed building consent subject to the conditions detailed in the officer's report.

Councillor Roger Powell left the meeting for the following item.

(iii) NE/21/00421/FUL – 13-19 High Street, Irthlingborough

The Committee considered an application for the demolition of existing first floor ancillary retail area and erection of two floors containing eight residential units with associated car and cycle parking and refuse store. The application had been brought to the Committee because Irthlingborough Town Council had objected to the proposed development.

During debate on the application, the Planning Officer confirmed that during the previous planning appeals the extra floor had not been included and had only been included in this application. It was clarified that Conservation Officer comments had not been sought as that had not been raised as an issue at the previous appeals. Members raised concerns at the number of parking spaces proposed and it was confirmed that one space per flat had been accepted by a Planning Inspector previously.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

Councillor Roger Powell returned to the meeting.

Councillor Lee Wilkes left the meeting for the following item.

(iv) NE/21/00558/FUL – 55 Butts Road, Raunds

The Committee considered an application for a first-floor extension; loft conversion; internal and external alterations. The application had been brought to the Committee as the applicant was a member of the Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

Councillor Lee Wilkes returned to the meeting.

(v) NE/21/00394/FUL – 91 Main Road, Collyweston

The Committee considered an application for the demolition of an existing dwelling and construction of three two and a half storey dwellings and associated works (Revised proposals following approval of 15/00693/FUL). The application had been brought to the Committee as the officer's recommendation was contrary to Collyweston Parish Council's objection and more than three objections had been received.

During debate on the application, the Planning Officer proposed an amendment to the informatives as informative 2 conflicted with condition 4 and informative 3 referred to the wrong condition. It was noted that the height of the proposed dwellings was the same as what was granted permission in 2015 but the siting of the dwellings had changed.

It was moved and seconded that the application be granted, subject to the amended informatives. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and the following amendments to the informatives:

- Delete informative 2 as it conflicts with condition 4
- Amend informative 3 to refer to condition 6 instead of 7

(vi) NE/21/00507/FUL – 28 Nene Valley Business Park, Oundle

The Committee considered a retrospective application for the erection of a demountable crane within the existing plant hire yard for improved access and safety operations. Crane to remain fixed in place. The application had been brought to the Committee as Oundle Town Council had objected to the application and more than three objections had been received.

During debate on the application, Members sought clarification as to why the conditions on the original application were considered sensible then but not now. The Planning Officer confirmed that the conditions on the original application were those which were requested by the applicant at the time. Members welcomed the proposed condition to limit the times the crane was operational.

It was moved and seconded that the application be granted, subject to the inclusion of an additional condition. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and the inclusion of the following condition:

- Condition 5 – No CCTV camera or image capturing equipment shall be installed on any part of the crane.
Reason: To ensure the privacy of adjacent residents is maintained.

(vii) 20/01019/FUL – Manor Farm High Street, Twywell

The Committee considered an application for the alteration and conversion of four disused agricultural building into four residential dwellings (Class C3), to include extension works, new car ports, associated site layout and landscaping works. The application had been brought to the Committee as Twywell Parish

Council had objected to the application and more than three objections had been received.

During debate on the application, the Planning Officer advised that it was now being proposed that one of the conditions on the listed building consent application (20/01020/LBC) would now be included on this application. It was noted that the Parish Council had objected to the application as the reinstatement of the granite setts had not been addressed and had sought confirmation that the barns would retain their original names. The Planning Officer advised that the issue of the granite setts had been discussed with the Conservation Officer, but he did not agree that they were a historical feature. The issue of the barn names would be included as an informative.

It was moved and seconded that the application be granted, subject to the moving of condition 2 from the listed building consent application to this application. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and the moving of condition 2 (joinery details) from the listed building consent application (20/01020/LBC) to this planning permission.

(viii) 20/01020/LBC – Manor Farm High Street, Twywell

The Committee considered an application for listed building consent for the external and internal alterations to these barns to facilitate their conversion to four residential dwellings. The application had been brought to the Committee as there had been an objection from Twywell Parish Council.

In accordance with the decision in the previous application (20/01019/FUL), it was now proposed to remove condition 2 from this application.

It was moved and seconded that the application be granted, subject to the deletion of condition 2. On being put to the vote the Committee **agreed to grant** listed building consent subject to the conditions detailed in the officer report and the deletion of condition 2.

(ix) NE/21/00033/FUL – 11 Chainbridge Court, Thrapston

The Committee considered an application for the change of use of an existing outbuilding from garage to part massage therapy clinic and part storage. The application had been brought to the Committee as there had been an objection from Thrapston Town Council.

During debate on the application, Members were concerned that the applicant would be limited by the proposed working hours as detailed in condition 3 and she would be required to submit a further planning application if she wanted to change them and therefore a change to the wording of the condition was proposed to make it more flexible. Members also felt that condition 4 should be amended to ensure that there would be a minimum of a 15-minute gap between appointments.

It was moved and seconded that the application be granted, subject to amendments to conditions 3 and 4. On being put to the vote the Committee

agreed to grant the application subject to the conditions detailed in the officer's report and amendments to the conditions as follows:

- Condition 3 – The use of the garage for the massage business hereby permitted shall only take place between the following hours:
 - 9.30am to 2pm during the working week excluding weekends and Bank/Public holidays
 - Any two evenings during the working week between the hours of 6pm and 8pm excluding weekends and Bank/Public holidays
- Condition 4 – There shall be a minimum of a 15-minute gap between each appointment at the site for the use hereby permitted.

(x) NE/21/00625/FUL – Dovedale, Herne Park, East Road, Oundle

The Committee considered an application for the demolition of an existing bungalow and the erection of one replacement dwelling and one new build dwelling. The application had been brought to the Committee as there had been an objection from Oundle Town Council.

During debate on the application, Members raised concerns at the practicality of the proposed condition 6 which would limit water use. The Planning Development Manager clarified that incorporating measures to limit water use for residential developments was a requirement of Policy 9 of the Joint Core Strategy, but the wording of the condition could be looked at.

It was moved and seconded that the application be granted, subject to an amendment to condition 6. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and an amendment to condition 6 to change the word 'limit' to 'encourage'.

15. Close of Meeting

The meeting closed at 20.47pm.

Chair

Date

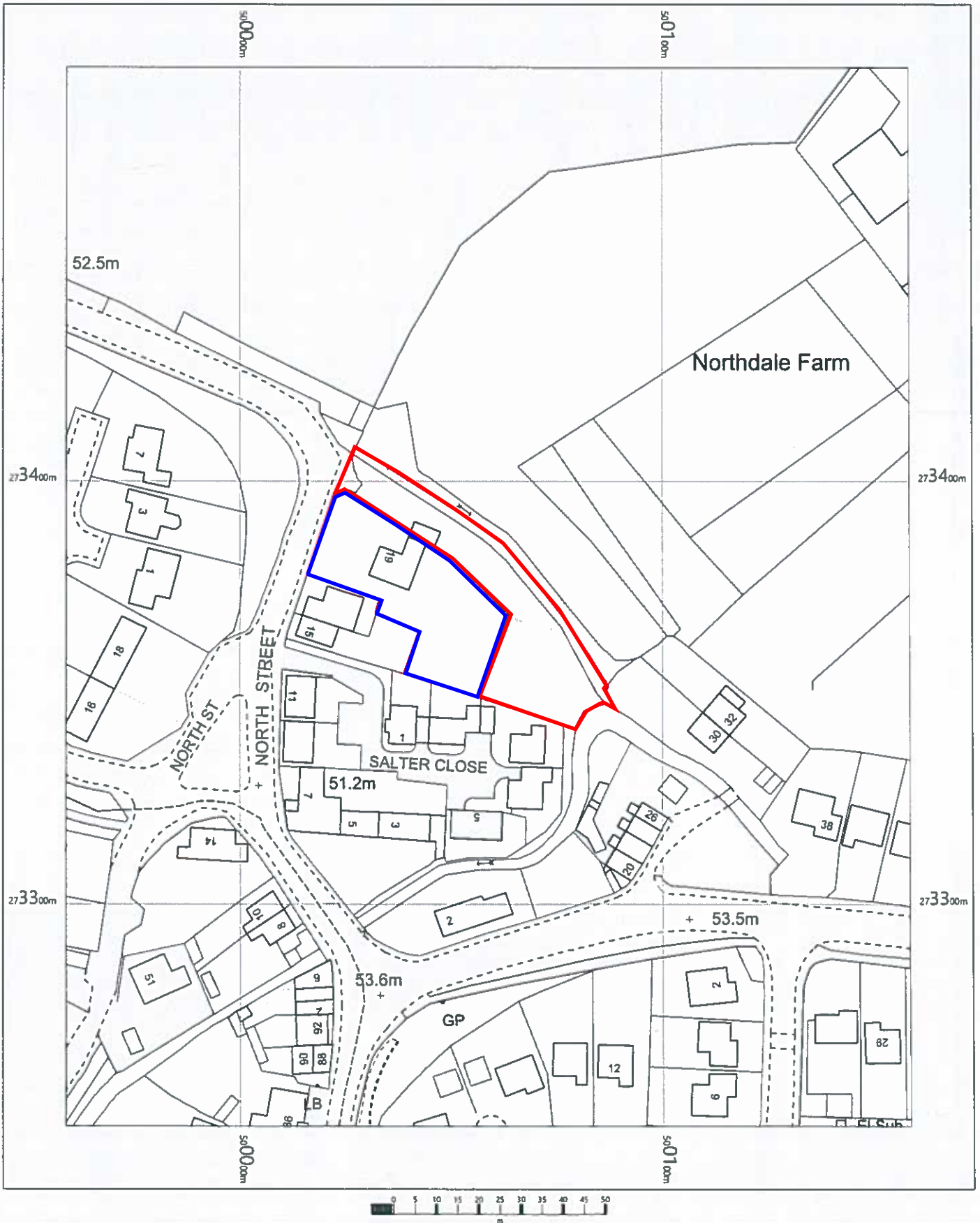
**North Northamptonshire Area Planning Committee
(Thrapston)
Monday 16th August 2021 at 7.00 pm
Council Chamber, Cedar Drive, Thrapston**

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19 North Street Raunds



OS MasterMap 1250/2500/10000 scale
Monday, June 10, 2019, ID: CM-00805642
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 500059 E, 273373 N

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00123/FUL
Case Officer	Joe Davies
Location	19 North Street, Raunds, NN9 6HX
Development	Erection of bungalow and garage
Applicant	Mr D Lawrence
Agent	Marric Chartered Surveyors – Mr Eric Cleaver
Ward	Raunds
Overall Expiry Date	26 March 2021
Agreed Extension of Time	N/A

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there has been an objection from Raunds Town Council and the recommendation is to approve.

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of a detached bungalow and a garage. There is already planning permission at the site for two dwellings granted under reference 19/01532/FUL. This application seeks to change the design of one of the dwellings that already has planning permission to incorporate an integral garage. The revised dwelling would have a height of 2.475 metres to the eaves and a maximum height of 5.2 metres. It would be L-shaped similar to the dwelling that already has permission, with a maximum width of 14 metres and a maximum length of 15.5 metres. It would have 3 bedrooms as per the approved scheme and would be finished in brick with concrete roof tiles.

3. Site Description

- 3.1 The site comprises the existing dwelling at 19 North Street in Raunds and the large garden to the rear. To the north of the site is a site that is currently undergoing residential development. To the west is the existing dwelling and the public highway which is scheduled to undergo significant alterations as part of adjoining development, with a grass verge and more residential development beyond this. To the south of the site is another site that has recently been developed, with the dwellings at 1, 2 and 3 Salter Close being closest to the proposed development. Planning permission was granted in early 2020 for the erection of 2 dwellings at the site under the reference 19/01532/FUL and this development is currently being implemented.

4. Relevant Planning History

- 4.1 20/01480/AMD - Non material amendment pursuant to planning permission 19/01532/FUL "Erection of 2 no. 3 bedroomed bungalows" to allow for internal and external alterations - restricted to omission of plinth course and changes to size and position of some doors and windows – PERMITTED (14.06.2021)
- 4.2 19/01532/FUL - Erection of 2 no. 3 bedroomed bungalows – PERMITTED (05.02.2020)
- 4.3 98/00189/FUL - Attached double garage – PERMITTED (22.04.1998)
- 4.4 95/00768/FUL - Additional vehicular access – REFUSED (18.01.1996)
- 4.5 92/00034/FUL - Detached garage – PERMITTED (28.02.1992)
- 4.6 89/00271/FUL - Conservatory – PERMITTED (24.04.1989)
- 4.7 88/01007/FUL - Side extension – PERMITTED (21.09.1998)

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

6.1 Raunds Town Council

Object to the application on the following grounds:

- Current flooding issues within the town; concerns have already been raised that Brick Kiln Road has a drainage problem and this will add to the flood risk;
- Back yard development leading to over development of the site and that this development contravenes the Neighbourhood Plan Para: 4.9. The additional dwellings far exceed our quota housing numbers; and
- Support the concerns and comments from Highways that need to be addressed including the access issues for emergency services and refuse vehicles.

5.2 Neighbours / Responses to Publicity

No comments received.

5.3 Environmental Protection Team

No objection, subject to the imposition of conditions relating to working hours and no burning at the site.

5.4 Senior Tree and Landscape Officer

The previous application for the Erection of 2 no 3 bedroomed bungalows ref 19/01532/FUL, granted consent on 05.02.2020 included an Arboricultural Method Statement discussing how the trees could be protected and a tree protection plan drawing ref TPP/4013/Y/500.

The decision required the development to be carried out in accordance with this tree protection plan and it was listed in the approved documents.

There doesn't appear to be any aspect of this proposal that would threaten the trees to any more extent than the original proposal. Therefore I'd suggest that the same level of tree protection is appropriate, and because there was no Arboricultural information submitted in support of this application, I suggest a tree protection condition prior to work commencing on site, unless the applicant wishes to submit that information before a decision is made.

5.5 Local Highway Authority (LHA)

Raised the following comments:

The proposed dwelling is more than 45.0m from the highway boundary. Vehicular accesses over 45.0m in length from highway boundary to the face of a building should be referred to a Building Regulation Approved Inspector. In such circumstances, access and turning for emergency vehicles will be required.

The Northamptonshire Fire and Rescue service require: -
All accesses over 45m in length to be a minimum of 3.7m wide for its whole length, to accommodate an appliance.

Such accesses to accommodate a fire appliance with a 15 Ton axle loading Turning space for a fire appliance. Please see "Fire and Rescue Pre-Application Advice and Guidance for Developers Designing New Residential and Commercial Development Schemes in Northamptonshire" for further information.

Vehicular accesses over 45m in length can also have refuse collection implications. Part H of the Building Regulations limits carry distances for residents to no more than 30.0m from their building and that of operatives collecting waste to no more than 25.0m. There are also gradient restrictions. The application site is not affected by a Public Right of Way.

5.6 Waste Management

Waste collection containers will need to be presented at the adopted highway of North Street for emptying, as refuse collection vehicles would not enter the private driveway. The developer will need to provide an area of hardstanding of sufficient size for the presentation of waste containers adjacent to North Street.

5.7 Archaeological Officer

The above application is an amendment to one of the bungalows approved under 19/01532/FUL, which was approved with a condition for archaeological work. The standard archaeological condition should be applied again in this case.

5.8 Natural England

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.

Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy and Guidance

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 - Presumption in Favour of Sustainable Development
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principle
Policy 11 - Spatial Strategy
Policy 28 - Housing Requirements
Policy 29 - Distribution of new homes
Policy 30 - Housing Mix and Tenure
- 6.4 Raunds Neighbourhood Plan (2017)
Policy R1 - Ensuring an Appropriate Range of Sizes and Types of Houses
Policy R2 - Promoting Good Design
Policy R3 - Flexibility and Adaptability in New Housing Design
Policy R4 - Car Parking in New Housing Development
- 6.5 Other Documents
Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Local Highway Authority Parking Standards (2016)
Domestic Waste Storage and Collection Supplementary Planning Document (2012)
Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design, Layout and Impact on the Character and Appearance of the Area
- Highway Safety and Parking
- Residential Amenity
- Flooding
- Ecology / Biodiversity
- Refuse and Recyclables
- Impact on Trees

7.1 Principle of Development

- 7.1.1 In general terms, Policy within the National Planning Policy Framework (NPPF), the North Northamptonshire Joint Core Strategy (JCS) (The Local Plan, Part 1) and the Council's emerging Part 2 Local Plan should be applied to the proposed development. In brief, the NPPF promotes a presumption in favour of windfall and infill development within the boundaries of existing settlements.

7.1.2 Policy 1 of the JCS seeks to secure sustainable development and Policy 29 of the same document identifies where housing will be supported across North Northamptonshire. Table 5 of this policy identifies Raunds as a market town, which is one of the settlements where the principle of new residential development will be supported.

7.1.3 Although the Town Council has objected to the proposal stating that it would amount to back-land development, the proposed development would simply result in the addition of a garage to a dwelling that already has planning permission. This permission was granted at East Northamptonshire Council's Planning Management Committee in early 2020 under the reference 19/01532/FUL. This previous permission was granted on the basis that the property at 19 North Street is positioned on a very large plot and the two bungalows already granted permission would not appear cramped, with plenty of garden space remaining for all 3 dwellings following the proposed development, this is still the case regardless of the proposed revisions. The National Planning Policy Framework 2019 (NPPF) also only states that the development of rear gardens should be resisted where it would be inappropriate and cause harm to the local area. There have been no material changes to policy since the previous scheme was granted permission and the principle of residential development at the site is therefore established and acceptable subject to other material planning considerations as discussed below.

7.2 Design, Layout and Impact on the Character and Appearance of the Area

7.2.1 In terms of design, the proposed dwelling would be of a similar design and character to the dwellings already granted planning permission at the site and would be set well back and largely obscured from the street scene. The addition of an integral garage to this dwelling would have no significant impact on the design. The impact of the proposed development is therefore considered to be acceptable and would be in accordance with Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016 and Policy R2 of the Raunds Neighbourhood Plan.

7.3 Residential Amenity

7.3.1 In terms of the impact on the amenity of future occupiers, the proposed dwelling would comply with space standards and there would be sufficient amenity space to the rear. It would be of a similar size and in a similar position to the dwelling that already has permission and there would therefore be no significant impact in relation to loss of light. In relation to overlooking, there would be one additional window facing the properties at Slater Close. However, given that the property is a bungalow and that there is a high level boundary fence between the site and these properties, there would also be no significant impact in relation to overlooking. The impact of the proposed development on residential amenity is therefore considered to be acceptable and would be in compliance with Policy 8 (e) of the Joint Core Strategy.

7.4 Highway Safety and Parking

- 7.4.1 The impact on highway safety of providing two dwellings at the site has already been found to be acceptable under the previous permission 19/01532/FUL. The addition of a garage would have no significant impact, as it would be well within the site, so would not impact upon visibility. Furthermore, there would still be two spaces remaining on the driveway at the site following the alterations, which is in line with the minimum standards for three bedroom dwellings. Although Highways has raised concerns regarding access for a fire appliance and waste collection, due to the distance from the public highway, these issues were all addressed under 19/01532/FUL and the proposed alterations would not impact upon any of these issues. The access was considered under this previous application to be wide enough for emergency vehicles to enter, this was following detailed discussions with Highways. There are no changes proposed to the approved access as part of this application. Only the driveway layout would be altered and this would provide adequate space for parking and turning as per the previous approval.
- 7.4.2 The impact of the proposed development on highway safety and parking provision is therefore also considered to be acceptable and would be in accordance with Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016.

7.5 Flooding

- 7.5.1 Whilst it is acknowledged that the Town Council has raised concerns regarding flooding and drainage, the site lies within Flood Zone 1 and there is therefore no justification for a refusal of planning permission on this basis. Furthermore, planning permission has already been granted for most of the proposed development and given the minimal increase in the built footprint and hardstanding required for the garage in comparison to two bungalows, it is considered that the alterations over the already approved scheme would not be significant.

7.6 Refuse and Recyclables

- 7.8.1 The site is considered to have sufficient space for the storage of bins for refuse and recyclables and also for them to be placed adjacent to the highway on collection day, as per the previously approved scheme. The impact on refuse is therefore considered to be acceptable.

7.7 Impact on Trees

The original planning application only proposed the removal of lower quality trees at the site, which are not afforded any statutory protection. However, no replacement planting had been proposed. An informative note was therefore placed on the decision notice and this can be done for this application as well.

8. Other Matters

- 8.1 Environmental Concerns: As with the previous application, given the site's previous use as garden land, there are no concerns in relation to contamination and this has not been raised as a potential issue by the Council's Environmental Protection Team. As with the previous application, conditions regarding the hours of construction and no burning will, however, be placed on any planning permission to ensure that the amenity of neighbouring residents is protected during the construction process.
- 8.3 Special Protection Area: The property lies within 3km of the Upper Nene Valley Gravel Pits Special Protection Area. As a result, a mitigation payment of £299.95 per dwelling is required. This fee has increased since the original application was granted permission, therefore although the fee was paid as part of the original application, the difference for the one dwelling being amended was required. This has been paid by the applicant. As a result, the impact of the proposed development on the Special Protection Area is considered to be acceptable and a Habitats Regulation Assessment has been appended to this report.
- 8.5 Water Reduction: Policy 9 of the Joint Core Strategy states that all residential development should incorporate measures to limit water use to no more than 105 litres per person per day and no more than 5 litres outdoors per person per day. Measures to ensure this shall be conditioned as part of any planning permission.
- 8.6 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.7 Archaeology: In terms of the impact on archaeology, this was conditioned as part of the previous application and the submission of a Written Scheme of Investigation was conditioned. This was approved under discharge of condition application: 20/00196/CND. Provided that the development is carried out in accordance with this Written Scheme of Investigation, the impact is therefore considered be acceptable and this will be conditioned.

9. Conclusion / Planning Balance

- 9.1 The proposed development is considered to be acceptable as it is not considered to cause adverse harm regarding the character of the local area and there would be no significant adverse impact on either neighbour amenity or highway safety. The impact on the amenity of future occupiers is also considered to be acceptable and the impact on landscaping and contamination is considered to be acceptable, subject to the imposition of conditions.

10. Recommendation

- 10.1 That Planning permission is GRANTED subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

- Site Location Plan
- Road Drive & Visibility Splays - 19/43 Drg No.5 Rev 1;
- Sketch Scheme – Site Layout – 20/69 Drg No.1;
- Plan of Proposed Bungalow With Garage – Rev A; and
- Elevations – Proposed Bungalow 2 With Garage – Rev A.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. The materials to be used in the external surfaces of the dwelling hereby permitted shall be in accordance with the details agreed under the Discharge of Condition application 20/00196/CND.

Reason: To achieve a satisfactory elevational appearance for the development.

4. Prior to the first occupation of the dwelling the parking and turning facilities, as shown on the approved plans shall be provided and retained thereafter in perpetuity.

Reason: In the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby permitted, details of the boundary screening for the development (including a timetable for its provision) shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved scheme.

Reason: In the interests of residential amenity and design and visual amenity and to ensure that suitable boundary treatment is retained adjacent to neighbouring properties.

6. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to limit water use to no more than 105 litres/person/day (plus 5 litres/person/day external water use).

Reason: As this is an area of water stress and to accord with Policy 9 of the North Northamptonshire Joint Core Strategy.

7. The access to the development hereby permitted shall be hardbound for the first 5 metres from the public highway and shall include sufficient drainage (such that surface water does not runoff onto the public highway).

Reason: In the interests of highway safety.

8. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank / Public Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works.

9. There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

10. The development shall take place in strict accordance with the Archaeological Written Scheme of Investigation approved under Discharge of Condition Application 20/00196/CND.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

11. No works or development shall take place until a scheme for the protection of the retained trees (5.5, BS5837:2012, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:

- a. a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 4.6 of BS 5837:2012) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- b. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work -Recommendations.
- c. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS 5837:2012), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

- d. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS 5837:2012).
- e. the details of the working methods to be employed with regard to site logistics including , the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures (section 8 of BS 5837:2012).

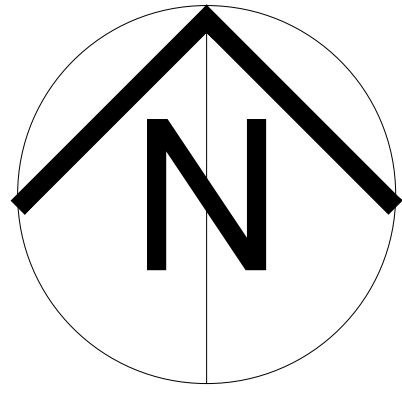
The erection of tree protection barriers or ground protection for the protection of any retained tree or hedge shall be carried out in complete accordance with BS5837:2012, before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The tree protection barriers or ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the tree protection barriers or ground protection is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any tree protection area 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 approval of the Local Planning Authority.

Reason: To ensure that the development does not result in any harm to the group of TPO protected trees at the north of the site.

12. **Informatives**

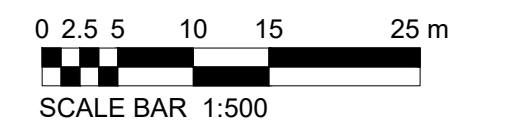
1. As a number of trees would be lost to the proposed development, a replacement planting scheme should be implemented as part of the proposed development.

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LEGEND

- APPLICATION SITE BOUNDARY.
- LAND TO BE RETAINED BY VENDOR.




Rev	Date	By	Description	CHKD
0	03/03/20	AE	Issue for approval to include factory ownership.	-
1	03/03/20	AE	Red line amended to Comments from Legal.	-
2	20/03/20	AE	Red line amended to include existing water to east-east of the site. Blue vendors ownership amended as required by planter.	-
3	24/07/20	AE	Consent stamp removed. Blue & red line amended to comments.	-


COUNTRYSIDE
Places People Love

CountrySide Properties (UK) Limited
Partnerships South Midlands
3100 Solihull Parkway
Birmingham Business Park
B37 7YB
Tel: 0121 661 4775
countrysideproperties.com

site: **Addington Road
Irthlingborough
Northampton**

title: **Vendors Site Location Plan**

scale: @A1	1:500	drawn by:	AE
date:	23/04/20	checked:	-
		drawing no:	SKPS_001-PD-011
<small>Certificate Number 15907 ISO 9001 ISO 14001</small>		sheet no:	SHEET-1-OF-1
		revision:	D

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	20/01272/FUL
Case Officer	Dean Wishart
Location	Land East Of Addington Road Irthlingborough Northamptonshire NN9 5ST
Development	54 dwellings and associated development
Applicant	Mr Paul Barton - Countryside Properties
Agent	N/A
Ward	Irthlingborough
Overall Expiry Date	6 January 2021
Agreed Extension of Time	1 October 2021

List of Appendices

N/A

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because of objections from the Town Council and local community.

1. Recommendation

- 1.1 Recommendation 1: If a satisfactory S.106 planning agreement, which secures obligations as set out in this report, is completed by 1 October 2021 (or other agreed date): **GRANT** planning permission subject to conditions.
- 1.2 Recommendation 2: If a satisfactory S.106 planning agreement, to secure obligations as set out in this report, is not completed by 1 October 2021 (or other agreed date): Delegate to the Director of Place and Economy to **REFUSE** planning permission.

2. The Proposal

- 2.1 This is a full application for the erection of 54 dwellings and associated works. The schedule of accommodation would be as follows:
- 4 x 1-bed maisonettes
 - 28 x 2-bed houses
 - 18 x 3-bed houses
 - 4 x 4-bed houses
- 2.2 An outline application for up to 49 dwellings – ref 18/01009/OUT – was refused by East Northamptonshire Council’s Planning Management Committee in December 2018 (against Officer recommendation) for the following reasons:
1. *As a result of the location of the proposed development, its scale and proximity to heritage assets, the proposal would give rise to substantial harm to heritage assets including the Grade II listed Manor House and Irthlingborough Conservation Area, contrary to NPPF paragraphs 184, 193, 194 and 195 and North Northamptonshire Joint Core Strategy Policy 2 a, c and d.*
 2. *The application has failed to demonstrate that there would be a satisfactory relationship between the proposed development and neighbouring dwelling Manor Mews, resulting in concerns that the proposal would give rise to significant harm to the occupiers’ residential amenity. The proposal is therefore contrary to North Northamptonshire Joint Core Strategy Policy 8 (e).*
 3. *The application has failed to demonstrate that there would be satisfactory access to the proposed development and that there would not be an unacceptable impact on parking in the local area, contrary to North Northamptonshire Joint Core Strategy Policy 8 (b).*
- 2.3 All of the properties proposed would all meet National Space Standards required by Policy 30 of the Joint Core Strategy (JCS), and would be classed as ‘affordable housing’ as per the definition in national policy and the proposed tenure split would be:
- 14 properties for shared ownership;
 - 10 properties for rent to buy; and
 - 30 properties for rental
- 2.4 Vehicular and pedestrian access to the site would be from Addington Road. A short stretch of Addington Road is proposed to have double yellow lines applied to allow for the safe passage of traffic along the road, and in / out of the new junction, but replacement parking bays would be provided so there would be no overall loss of on-street parking for existing residents.

- 2.5 There would be two areas of open space. To the south would be the principal area of public open space, whilst to the north there would be an attenuation pond and smaller area of open space. The applicant asserts that the pond would be predominantly dry and would fill up with rainwater rather than be full due to ground conditions. The layout has been amended during the course of the application to address concerns / improve the situation relating to heritage / highway / visual / amenity / tree impacts as well as day-to-day practicality issues (bin collections, location of parking spaces etc).

3. Site Description

- 3.1 The application site extends to approximately 1.69ha and consists of most of a field in the north eastern part of Irthlingborough. The site is bound by Addington Road to the west; residential properties to the north and south; commercial property and the remaining part of the field (which has been excluded from the application site) to the east and a further small field to the north east.
- 3.2 The site is predominantly poor, semi-improved grassland, with a brook and an area of woodland and other scattered trees along the northern boundary. To/adjacent the southern boundary there is a hedgerow and trees. A stone wall marks the boundary to Addington Road, although this is currently overgrown with vegetation. The north eastern boundary is mostly unmarked or is fencing adjacent to the 'Sonifex' commercial site.
- 3.3 The site is designated for residential development (saved 1996 District Local Plan Policy). It lies within a 'Nature Improvement Area' and in close proximity to the Nene Valley Gravel Pits Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and RAMSAR site. The site abuts the Irthlingborough Conservation Area along part of the western boundary and along the southern boundary. There is a grade II listed manor house (31 and 33 Station Road) to the south of the site.
- 3.4 Levels on site fall from approx. 51m AOD in the south west of the site to 41.5 AOD in the north eastern corner of the site.

4. Relevant Planning History

- 4.1 18/01009/OUT – Outline: Residential development of up to 49 dwellings (All matters reserved except access) – REFUSED – 01.02.2019
- 4.2 90/00264/OUT – Residential development and vehicular access – WITHDRAWN – 05.01.1990

(This application related to the western part of the application site, plus some land to the north.)

4.3 88/00868/FUL – Residential development – REFUSED – 07.09.1988

(This application related to the western part of the application site, plus some land to the north. Planning permission was refused primarily as the site was not allocated at that time; the development was considered premature in relation to replacement district and structure plans; it was considered that it would set an undesirable precedent and additionally, foul drainage provision was deemed inadequate.)

4.4 87/00695/OUT – Residential development – WITHDRAWN – 02.09.1987

(This application related to the western part of the application site.)

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Irthlingborough Town Council

Object on the following grounds:

- Highways/Vehicular Access – concerns have been raised regarding access to the development. Addington Road is effectively a single file road due to the narrowness of the road and solid parking on one side by residents who have no alternative but to park their cars in this location. The emergency services would have difficulty accessing both Addington Road and the surrounding residential areas should the need arise.
- Construction Traffic – The proposed access roads to the development site are not suitable for heavy plant machinery and HGVs.
- Heritage – The Manor House is a listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest under listing entry Number 1040328. The NJCS 2011-2031, Policy 2 seeks to protect a heritage asset and its setting. It is felt that the development would have an adverse effect on the Manor House and its surrounding ground. The NPPF, paras 132 and 139 protects Grade II listed buildings from change in the setting that would have a detrimental effect.
- Wildlife/Conservation – The area proposed is within the conservation area, this greenfield development and will have a serious detrimental effect to the areas existing character, appearance and tranquillity and the wildlife that is known to exist within this area.
- NPPF green infrastructure policy - The area in Addington Road is part of the Nene Valley area green infrastructure and should be protected under the NPPF green infrastructure policy. It is a connecting green space to the open countryside.
- Infrastructure/Local Services – Local services ie., schools, doctors, dentists etc are currently extremely stretched within the Town.
- Archaeological Assessment – The proposed area has high potential for archaeological remains from the prehistoric period due to the close proximity to the medieval core of the Town. Two Roman roads are believed to run under this land.

Felt that the application needs to be considered alongside the many others in the Town. The Town is unable to sustain growth at this level without significant investment in the infrastructure to support this increase.

5.2 Neighbours / Responses to Publicity

Representations were received from 37 local residents, some of whom have written in more than once following the receipt of amended plans. The Council is also aware of an online petition on the 38 Degrees website which opposes the development. This has not been formally submitted to the council and does not appear in search results on the website but has 247 signatures at the time of writing the report. The majority of responses are objections, which is not unusual for major residential development applications.

Material planning positive comments / comments in favour of the development are summarised as:

- No objection to the houses being built in principle;
- Ideal site for housing – well located for local facilities and close to local habitat;
- Allocated site;
- Need for affordable / family homes; and
- Proposed one-way system is a good idea and will help

Material planning negative comments / objections to the development are summarised as:

- Infrastructure concerns (medical / schools / sport / recreation etc)
- Highway situation on Addington Road:
 - Existing congestion will be exacerbated by the development
 - It is essentially a single file road due to parked cars
 - Is being used as a cut-through whilst the Chowns Mill roundabout works are ongoing
 - Existing parking issues for residents without off road parking
 - Speeding vehicles is a problem
 - Vehicles refusing to give way leads to accidents / damage / arguments
 - Safety concerns as a result of proposed development.
 - Proposed one-way system would result in impacts elsewhere
- Parking for new properties:
 - How many spaces will be allocated for each new property?
 - Not enough visitor parking
- Loss of wildlife, including owls, deer and bats
- Negative impact on setting of conservation area and heritage assets (in particular Manor House / Manor Mews)
- Premature development – no need for loss of green field site at the moment
- Loss of open space – hardly any green spaces left in Irthlingborough

- Loss of residential amenity:
 - Loss of light
 - Adverse visual impact
- Overdevelopment of the site
- Increase in air and light pollution
- Poor design and layout
- Construction concerns:
 - Noise, odours, damage, disturbance and contamination to brook
 - Where will existing residents / contractors park?
- Problematic drainage / flooding concerns and impact upon neighbouring properties (77 Finedon Rd)
- Uncertainties over what 'affordable' means;
- No demonstrated need for this many affordable properties; and
- Not enough jobs in the local area – additional residents will add to this pressure

Non-material objections to the development are summarised as:

- The town is full;
- The term “affordable” is a ploy to get people on side;
- Preference to turn it into a park for the community;
- The former Rushden & Diamonds site is better suited to this kind of development;
- Loss of views;
- This site should be in the conservation area;
- Property values;
- Irthlingborough is a village;
- Developer only interested in profit; and
- No business case provided – can't see how much the properties would sell for

5.3 Environment Agency

No objection

5.4 Historic England

We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.5 Natural England

Further information required (*SPA contribution which can be secured via the Section 106 agreement*)

5.6 Council for British Archaeology

No objection – recommend that further advice is sought from our local archaeologist.

5.7 Ancient Monuments Society

No objection – recommend that further advice is sought from our local archaeologist.

5.8 Northamptonshire Fire and Rescue

No objection – specify details of road widths, turning circles, load carrying capacity and the maximum distance of buildings from any roads.

5.9 NHS England and NHS Improvement

No objection subject to S106 contributions toward Spinney Brook Medical Centre.

5.10 Highways England

No objection

5.11 Developer Contributions Team

No objection subject to Section 106 contributions toward:

- Early years services;
- Primary education;
- Secondary education; and
- Libraries

As well as a condition to secure 1 fire hydrant, and an informative about broadband.

5.12 Lead Local Flood Authority (LLFA)

No objection subject to three planning conditions relating to surface water drainage details, to include maintenance and verification details.

5.13 Archaeology

No objection subject to a condition. The proposed development will have a detrimental impact on the archaeological remains present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected.

5.14 Ecology

No objection subject to a condition for a construction environmental management plan (CEMP). Earlier concerns about lack of information have now been addressed.

5.15 Highways

There has been extensive dialogue with Highways over several months. The latest position is no objection:

- On the basis that the initially proposed one-way system on Addington Road is no longer being pursued; and
- Subject to section 106 contributions relating to public transport (improvements to shelters at Irthlingborough Cross, and travel passes for each new property)

Junction locations and vehicle tracking had previously been queried but are now acceptable.

Agree with the proposal to provide double yellow lines / additional parking bays on Addington Road (no overall loss to the number of spaces) subject to a full site review and the Traffic Regulation Order (TRO) process.

The Council will need to satisfy itself regarding some of the parking elements; namely:

- Can 14 visitor spaces be provided on-street?; and
- Some of the frontage parking spaces are smaller than the county standard of 3m x 5.5m (the spaces in question are 2.5m x 5m which is the standard size of a car park space within the same standards document)

5.16 Environmental Protection

No objection subject to conditions relating to:

- Noise mitigation for some properties;
- No burning of materials on site;
- Construction work operational times;
- Dust mitigation; and
- Prevention of mud onto the highway
- Air quality mitigation (electric charging points / specification for boilers)

5.17 Principal Conservation Officer

No objection but raises concerns. The proposals would have an impact on the setting of the assets identified, owing to the presence of built form. This would cause harm to the setting, and in turn the significance of the assets. Categorises the level of harm to fall within the less than substantial category, and as such, recognises that this harm should be weighed against the public benefits of the proposal in accordance with the requirements set out in the NPPF.

5.18 Housing Strategy

Support the proposal. Seeks to ensure that the layout, particularly private drives, does not result in additional costs for tenants, and would prefer a kitchen/diner with no hallway to a lounge/diner with hallway on one of the 2-bed house types.

5.19 Waste Management

Further information required in respect of bin collection areas – some need to be larger.

(The site layout can be revised to take account of these comments where necessary – this can be controlled through condition)

5.20 Senior Tree and Landscape Officer

Can support the scheme based on the latest layout and subject to tree-protection / landscaping conditions – previous concerns have been allayed.

5.21 Planning Policy

No objection. The site is an allocation (IR1-A) in the outgoing 1996 District Local Plan and even though the emerging Part 2 Local Plan does not specifically allocate the site, it is situated within the main built up / urban area of Irthlingborough. Regardless of any weighting that may be given to the Local Plan Part 2 at this stage, there is nothing in this Plan or the adopted spatial strategy (Joint Core Strategy Policy 11) that would explicitly preclude development.

5.22 Crime Prevention Design Advisor – Northamptonshire Police

No objection – conditions and informatives can secure specification of windows / doors / boundary treatments as necessary.

5.23 Tom Pursglove MP

Objects to the proposal – associates himself with concerns raised by residents (see 5.2 above).

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 7 - Community Services and Facilities
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 10 - Provision of Infrastructure
Policy 11 - The Network of Urban and Rural Areas
Policy 15 - Well Connected Towns, Villages and Neighbourhoods
Policy 20 - Nene and Ise Valleys
Policy 28 - Housing Requirements
Policy 29 - Distribution of new homes
Policy 30 - Housing Mix and Tenure
- 6.4 East Northamptonshire District Local Plan 1996 Saved Policies
IR1- Provision for Housing in Irthlingborough
- 6.4 Other Relevant Documents
North Northamptonshire Sustainable Design Supplementary Planning Document (SPD), 2009
Northamptonshire Place and Movement Guide SPD, 2008
Trees and Landscape SPD, 2013
Biodiversity SPD for Northamptonshire, 2016
Developer Contributions SPD, 2006
Domestic Waste Storage and Collection SPD, 2012
Open Space SPD, 2011
Upper Nene Valley Gravel Pits Special Protection Area SPD, 2016
Planning Out Crime in Northamptonshire (Supplementary Planning Guidance (SPG)), 2003
Northamptonshire County Council Planning Obligations Framework and Guidance (2015)
Northamptonshire County Council – Highways Parking Standards, 2016
Local Highway Authority Standing Advice for Local Planning Authorities, 2016
Tree Management Guidance and Principles, 2018
Open Space and Playing Pitch Strategy, 2017
Draft East Northamptonshire Local Plan Part 2 (Submission version – March 2021)

7. Evaluation

The key issues for consideration are:

- Principle of Development / Policy Context
- Impact on General / Strategic Infrastructure
- Affordable Housing and Space Standards
- Open Space / Green Infrastructure / Landscaping
- Construction Nuisance
- Layout / Design / Heritage / Residential Amenity
- Drainage / Flooding
- Ecology
- Highway Matters

7.1 Principle of Development / Policy Context

7.1.1 In general terms, the NPPF promotes a presumption in favour of development within the established built up areas of a town, provided that all other material considerations can be satisfied. The application site is within Irthlingborough, which, as one of the larger settlements in the district, is defined in the JCS (Policy 11) as a market town, with provision for new housing to accord with Policy 28 (Housing requirements). It is sustainably located within walking distance of the town centre and its associated amenities.

7.1.2 The site is allocated for residential development as part of a larger 'Saved' allocation from the District 1996 Local Plan Policy IR1-A. The supporting policy text states:

“Addington Road - This site is a modification of an allocation contained in the Irthlingborough Local Plan. The scale of development the site could accommodate is in the order of 50 dwellings together with open space and landscaping. Access can be provided from Addington Road. It is important to retain the existing planting adjacent to the A6 trunk road and a landscaped buffer of at least 20 metres width should be provided to avoid disturbance from the trunk road. Part of the site is already the subject of a planning application awaiting the completion of a legal agreement relating to the provision of satisfactory drainage facilities, before determination. Improvements to off-site foul and surface water sewers will be necessary. These will need to be funded by the developer, as will any improvements required to the pumping station and treatment works. Improvements carried out will need to be sufficient to cater for potential flows from other development proposals described in policy IR1-B).”

- 7.1.3 The Planning Policy team has raised no objections to the principle of development. This remains the case in the context of the Local Plan Part 2 having progressed since the last application was determined on this site (18/01009/OUT). The replacement Pre-Submission Draft Local Plan Part 2 was approved for Regulation 19 consultation and submission to the Secretary of State by East Northamptonshire Council's Planning Policy Committee on 27 January 2021 and the Submission version – dated March 2021 – has now been submitted for examination by The Planning Inspectorate. Examination is expected to take place in the Autumn.
- 7.1.4 At the time of writing the report, the Addington Road site remains allocated for residential development in the adopted development plan (1996 District Local Plan, Policy IR1-A). This establishes the principle of permitting residential development on this greenfield site. The proposal is therefore not premature as has been raised by some local residents; if anything, delivery of the site for its intended purpose (residential) has been delayed.
- 7.1.5 The Submission Draft Local Plan Part 2 does not explicitly continue to allocate the Addington Road site for residential development, although it should be noted that this land is situated within the main built up / urban area of Irthlingborough. Regardless of any weighting that may be given to the Local Plan Part 2 at this stage, there is nothing in this Plan or the adopted spatial strategy (Joint Core Strategy Policy 11) that would explicitly preclude development.
- 7.1.6 Until adoption of the replacement Local Plan Part 2 (anticipated around the end of 2021), Policy IR1-A will remain in force. The site is included within the Council's agreed housing land supply (for the monitoring period to 1st April 2019), which was endorsed by the Planning Policy Committee on 8th June 2020 (Item 10: https://www.east-northamptonshire.gov.uk/meetings/meeting/1062/planning_policy_committee). Therefore, the principle of allowing residential development on the Addington Road site remains and there are not considered to be any other material reasons why the site should not come forward for development, subject to other material matters being adequately addressed.

7.2 Impact on General / Strategic Infrastructure

- 7.2.1 A development of this scale within Irthlingborough would have an impact upon local infrastructure. Concern over local infrastructure (lack of doctors / dentists / school places etc) has been highlighted in many of the comments received from local residents. To be acceptable in planning terms, the development would be required to mitigate these impacts where a need for intervention has been identified and adequately evidenced.

- 7.2.2 The Council's Developer Contributions team and the NHS have been consulted and are both seeking financial contributions toward public transport, education, libraries and healthcare. Highways England (HE) are responsible for the strategic road network, which in the case of this site is the nearby A45. They have raised no objection to the application. Natural England has requested further information in respect of ecological impact, given the site's proximity to the SPA. This is discussed in more detail later in the report but can be adequately mitigated through an evidenced need for financial contributions per dwelling. The Council's Highways team has requested contributions toward improved bus stops at Irthlingborough Cross, and "Megarider" bus passes for the new residents.
- 7.2.3 The applicant has agreed to the requests for financial contributions, which can be secured through a Section 106 legal agreement, so the development will adequately mitigate its impact upon local infrastructure.

7.3 Affordable Housing and Space Standards

- 7.3.1 Policy 30 d) of the JCS seeks a target of 30% affordable housing for developments of 15 or more dwellings within the Growth and Market Towns within the district (Irthlingborough is considered a Market Town). This is a full application for 54 dwellings and proposes 100% "affordable" housing, as per the definition in national policy. This exceeds the requirement in local policy for a minimum of 30% affordable properties. The tenure mix is proposed to be as follows:
- 14 properties for shared ownership;
 - 10 properties for rent to buy; and
 - 30 properties for rental
- 7.3.2 All of the properties would meet National Space Standards as referred to in Policy 30 of the JCS and the minimum of 30% affordable housing can be secured through a Section 106 agreement.
- 7.3.3 The Council's Housing Strategy team are supportive of the proposal and consider the mix and clusters to be appropriate. They have raised minor points about a preferred alternative ground floor layout for one of the 2-bed house types, and confirmation that some of the parking arrangements will not attract additional charges for tenants. The applicant asserts that there will be no additional charges for tenants, and these matters are not considered to be reasons to substantiate a refusal of permission.
- 7.3.4 Although the proportion of affordable housing is higher than is usual for a standard market / affordable housing development, the proportions will even up over time as new residents purchase (or part-purchase) their rent-to-buy or shared ownership properties. This will lead to a balanced community on the site.

7.4 Open Space / Green Infrastructure / Landscaping

- 7.4.1 There would be two areas of open space as part of the new site layout. To the south would be the principal area of public open space, whilst to the north there would be an attenuation pond and smaller area of open space. The southern space has been revised during the course of the application to be a more practical shape for recreation purposes, whilst the attenuation pond to the north is required for the purposes of mitigating flood risk, but would be predominantly dry during periods of low / no rainfall, would have a relatively shallow gradient, and so would be usable as open space during those periods.
- 7.4.2 Through the Section 106 process the open space areas would first be offered to the Town Council, and would be managed by an independent company if there was no interest or agreement reached.
- 7.4.3 Some objectors to the application have referred to the loss of open space as being a reason to refuse permission. This is a privately owned field, with no authorised public access, and it is allocated for residential development, so the loss of it as a green space in itself would not be a reason to refuse consent.
- 7.4.4 The NPPF was updated in July 2021 and Paragraph 131 notes the importance of trees in making a positive contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. It goes on to state that:
- “Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”*
- 7.4.5 There is a group of protected trees to the immediate south of the application site, within the conservation area. These have root protection areas / canopies which would encroach into the application site. There is also a group of trees to the south east corner of the application site. The layout has been revised specifically to take account of, and to ensure the protection of these trees. The preservation of these trees will aid in providing a pleasant setting for the conservation area and on-site open space, will provide street trees as required by the NPPF, and will have a positive impact upon green infrastructure.
- 7.4.6 Additional landscaping / planting is also proposed throughout the remainder of the site but will be more obvious on the northern and western boundaries. There is scope for additional tree planting as part of the landscape scheme and an informative can be included on the decision notice to make that point clear to the developer.

7.4.7 Objections from the local community also relate to the loss of wildlife, with particular reference made to owls and bats. The Council has consulted with the Senior Tree and Landscape Officer and County Ecologist, neither of whom have objected to the application on ecological / landscape grounds subject to conditions relating to a construction environmental management plan (CEMP), landscape works and tree protection / retention.

7.5 Construction Nuisance

7.5.1 In terms of disruption during construction, this is inevitable to a certain degree owing to the very nature of construction work. However, the impacts from construction can be mitigated through the enforcement of the construction management plan which has been submitted, and to which the Environmental Protection team have raised no objections.

7.5.2 Of particular importance on this site is the route that construction traffic would take. To minimise disruption to local residents, the majority of this would be routed through the neighbouring Sonifex site on Station Road, rather than using Addington Road. The Sonifex site is within the applicant's control.

7.5.3 There will be instances where works will be required on Addington Road (for example to construct the new junction and parking bays, or for the connection of utilities) but having the vast majority of construction traffic using Station Road and routing through a business premises that is already fit for HGVs will materially mitigate construction nuisance.

7.5.4 Conditions relating to construction hours, mud and dust treatment, where not included in the construction management plan, are also necessary to mitigate this impact. Subject to the imposition of conditions, the impact upon local amenity during construction is considered to be acceptable.

7.6 Layout / Design / Heritage / Residential Amenity

7.6.1 The layout proposed is a cul-de-sac with pedestrian and vehicular access onto Addington Road, opposite No.21. Internally the access road would run close to the southern boundary with two spurs heading northwards. This allows for a 'back-to-back' arrangement of dwellings in the centre of the site as well as for a street based layout, with the majority of dwellings fronting the street, and their parking being on plot, or as part of small shared parking courts.

7.6.2 At the entrance to the site and at key corners / junctions within the site, dwellings would be orientated to face either Addington Road or the street, so as to avoid having blank gable ends in prominent locations.

- 7.6.3 There would be eight property designs, all of which would be within two-storey buildings. All the properties would be of traditional design, would have chimneys and are proposed to be finished in brick. In design terms the inclusion of chimneys is desirable and when considering the site's topography, would create a varied and attractive roofscape. Final details of materials, to ensure an appropriate amount of variety, can be secured through condition.
- 7.6.3 In terms of heritage, the council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.6.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.6.5 The site is not in, but is adjacent to the conservation area, which runs along the southern boundary of the site, as well as at the south west corner with Addington Road. In addition, there is a listed building (Manor House) to the south, which shares a boundary with the site.
- 7.6.6 The council's Principal Conservation Officer has raised some concerns about the application, citing that:
- “The proposals would have an impact on the setting of the assets identified, owing to the presence of built form. This would cause harm to the setting, and in turn the significance of the assets. I categorise the level of harm to fall within the less than substantial category”*
- 7.6.7 However, the Officer further notes that:
- “I recognise that this harm should be weighed against the public benefits of the proposal in accordance with the requirements set out at paragraph 196 (and 197) of the NPPF.”*
- 7.6.8 The previous application (18/01009/OUT) was refused by Members for causing “*substantial harm to heritage assets*”, contrary to the views of the same Conservation Officer, who assessed the harm as being less than substantial.
- 7.6.9 The written comments made on this application also relate to an earlier version of the layout plan, where there would have been significant removal of trees along the southern / south east boundary of the site. These trees are now to be retained and the layout has been redesigned to prioritise open space / greenery along the southern boundary. Compared with the previously refused application (available to view [HERE](#)), the relationship between this site and the conservation area is considerably improved as the majority of trees and open space would be along the southern boundary. This is in contrast to the previous scheme, which proposed (indicatively) built form along the majority of this same boundary.

- 7.6.10 Further verbal comments have been received from the Principal Conservation Officer, who acknowledges the improvements to the layout and its relationship with the conservation area. The position / comment of 'less than substantial harm' remains valid however, and the Officer has clarified that this would be the case with any built form of development on the site, so it is a conflict that, although improved from the originally submitted layout, will need to be weighed up against other public benefits, which will follow in the Conclusion / Planning Balance section (9.1 onward) below.
- 7.6.11 By the very nature of the development it would have more of an urbanising impact than the existing field, but it is not a high density proposal (32 dwellings per hectare) and overall, when travelling along Addington Road, the closest properties to the road would be sufficiently set back so as not to be visually overbearing. There would be good natural surveillance of the streets (Addington Road and new internal road) and areas of public open space.
- 7.6.12 Following comments from the council's Waste Management team, the location of bin collection areas has been improved. The size of two of these (adjacent to plots 41 and 35) could benefit from being increased in size slightly if the Committee feels it is necessary (and could be conditioned), but on balance Officers consider that the layout is reasonable in this regard. Highways are satisfied with the vehicle tracking arrangements.
- 7.6.13 Relationships and distances between the new properties and those on Addington Road and to the south (Lovell Court, Manor Mews, Manor House, Station Road) are both reasonable / acceptable.
- 7.6.14 The relationship with Manor Mews was previously a reason for refusal based on the indicative layout which showed properties, their gardens and driveways all abutting the south boundary. It is considered that this proposal adequately addresses the concern as their outlook would now be onto the open space area. The closest visual relationship would be with the flats at Lovell Court, which is on higher ground, a minimum of 18.2m away and where the windows would have indirect 45 degree views toward the rear windows of the new properties. There would be no overlooking of the flats as the new properties would be on lower ground. The gardens of plots 1-5 would be indirectly overlooked by the flats, but this is comparable to other parts of the site layout, where views from rear windows would be of neighbouring gardens, as is commonplace in residential areas. Even with the flats being on higher ground, there are considered to be no overlooking or overshadowing concerns that would warrant a refusal of permission.
- 7.6.14 Each property would have a minimum of 1, 2, or 3 parking spaces depending on the number of bedrooms and its own private amenity space. The garden sizes vary from smaller to larger throughout the site, but all are considered to be reasonable.

- 7.6.15 Further information will be required on boundary treatments to ensure noise mitigation measures are adequate for certain plots, but this can be secured by condition and in general terms, boundary treatments will be designed to ensure that walls, rather than fences are used in prominent areas in the streets, and that if necessary there is a boundary fence around parts of the attenuation pond;
- 7.6.16 In terms of layout, design and residential amenity, the application is considered to be acceptable and in respect of heritage, the less than substantial harm identified has been further improved and will be weighed up against other public benefits in the conclusion.

7.7 Drainage / Flooding

- 7.7.1 Concerns have been raised by the local community with regard to flood and drainage matters. The application site is not within flood zones 2 or 3 which are at higher risk of flooding and the layout includes on-site surface water attenuation.
- 7.7.2 Saved Policy IR1-A from the 1996 Local Plan refers to improvements to off-site foul and surface water sewers as being necessary. There have been no objections to the application from the Environment Agency or the Lead Local Flood Authority (LLFA), subject to conditions which are reasonable to include.
- 7.7.3 Anglian Water have not responded to consultation and have been chased for comment. Any representations received after the report is written will be reported on the update sheet or verbally at the meeting. In the absence of any adverse comments from statutory consultees, the proposal is considered to be acceptable with regards to these impacts.

7.8 Ecology

- 7.8.1 With regard to Natural England's comments, the site is within 3km of the Upper Nene Valley Gravel Pits Special Protection Area. This is a protected site from a nature conservation point of view under the terms of European Legislation.
- 7.8.2 In such cases, the Council has a requirement linked to an adopted Supplementary Planning Document which requires a contribution of £299.95 per dwelling to mitigate against any impact. This payment has not been received in connection with this application, but will be included in the heads of terms for a Section 106 agreement and the applicant has agreed to pay them.
- 7.8.3 In relation to the above matter, a Habitat Regulations Appropriate Assessment has been completed. The Appropriate Assessment concludes that as the mitigation can be secured through a Section 106 agreement, the proposal would adequately mitigate the impact of the development on the Upper Nene Valley Special Protection Area.

- 7.8.4 Some local residents have raised objection to the loss of wildlife from the site, specifically referring to presence of bats, owl and deer. The council's ecologist has been consulted and whilst they originally requested further information, is now satisfied that the application is acceptable subject to a construction environmental management plan (CEMP), to cover the following matters:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- 7.8.5 Subject to the CEMP condition and SPA mitigation, the application is considered to be acceptable with regard to the impact upon ecology.

7.9 Highway Matters

- 7.9.1 The most frequently raised concerns by local residents relate to highway matters. Currently Addington Road is a 30mph single, and straight carriageway, but one side is heavily used for on-street parking by existing residents, and so a long stretch of the road is effectively single track, and often with no passing places.
- 7.9.2 This results in higher vehicle speeds, as motorists feel pressured to get past the parked cars quickly, before another vehicle approaches from the opposite direction. Comments from the local community assert that there have been accidents, damage and arguments as a result of this ongoing issue. From visits to the site, Officers have no reason to dispute these assertions made by residents. One of the previous reasons for refusal (of planning application 18/01009/OUT) was an unsatisfactory access to the site.
- 7.9.3 For this current application, the applicant had initially explored the option of a one-way system along Addington Road, but this was not received favourably locally, or by highways. This proposal has now been dropped from the scheme.

- 7.9.4 Officers have been in discussions with the applicant to find a workable solution which would address the previous reason for refusal and facilitate the development, but without being detrimental to the existing conditions on Addington Road. As a result of those discussions, the proposed scheme would now include:
- A short section of double yellow lines on the west side of Addington Road directly opposite the site entrance; and
 - Five new layby spaces on the east side of Addington Road
- 7.9.5 This layout would ensure that there is no loss to existing parking provision on Addington Road, as the extent of double yellow lines would be no greater than the length of five parked cars, yet it would provide for:
- Appropriate manoeuvring space for vehicles entering / exiting the new site; as well as
 - A safe passing place for traffic solely using Addington Road, thus reducing the “urgency” to get past all parked vehicles in one go. This should reduce traffic speeds and general safety.
- 7.9.6 Highways are agreeable to this proposal subject to a full site review and it going through the Traffic Regulations Order (TRO) process. They have not objected to the application as a whole. However, they are quite clear on the TRO process, that:
- “There is no guarantee that the restrictions will be implemented. Any objections will be considered through the NCC Delegated Decision process and, if upheld, will mean that the scheme will be abandoned.”*
- 7.9.7 This is a very important point, as if the Addington Road improvement scheme cannot be implemented, the overall proposal may not be acceptable in highway safety or layout terms, and this could alter the overall recommendation to approve. It is therefore imperative that the applicant is able to achieve confirmation from highways that the Addington Road improvements (double yellows and parking bays) have been approved before any development commences.
- 7.9.8 Providing that can be achieved, in other aspects, the proposal is considered to be acceptable with respect to highway safety and layout. There is no objection from Highways England who manage the strategic road network (A45 being the closest road) and the internal site layout would function safely with regard to refuse collection and fire safety.

- 7.9.9 The only other points to make relate to parking provision. There will be enough spaces per property (1, 2 or 3 depending on the number of bedrooms) but some of the parking spaces measure 2.5m x 5m instead of 3m by 5.5m as per Highways adopted guidance for residential driveways. This is not considered to be a serious flaw in the layout, as 2.5 x 5m is also an accepted parking space size elsewhere in Highways' guidance, so cars will fit in the spaces without overhanging onto the highway. It also ensures that there is less hard surfacing to a layout with a lot of frontage parking, so gives more space for soft landscaping. Where spaces abut walls or fences (for example Plots 15, 16, 17, 41 and 42), these are wider and in accordance with Highways' standards.
- 7.9.10 Finally, on parking provision, Highways have advised that Officers should be satisfied that 14 visitor spaces (25% of the total development) can be achieved on site. The applicant has indicated 13 on the layout plan, most of which would be on the road to the south. In reality, more informal spaces would be available (for example outside plots 27, 41, 42 and 47), so Officers are convinced that adequate visitor parking can be provided on site.
- 7.9.11 Subject to the mitigation measures to Addington Road, and the provision of enhanced bus shelters / "Megarider" tickets for new residents as requested by Highways, and secured through a Section 106 Agreement, the application is considered to be acceptable with regard to highway matters.

8. Other Matters

- 8.1 Neighbour comments: Only material planning considerations are able to be taken into account. Matters such as property values, loss of private views, a developer only being interested in profit and preferences for other sites to be developed instead are not material to any decision made on this application. Comments about there not being enough jobs in the locality is difficult to quantify as it is not possible to predict where future residents will work. The site is well located in terms of access to local facilities, as well as the local and strategic highway networks.
- 8.2 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.3 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds. In addition, a contribution is sought towards healthcare services.
- 8.4 Archaeology: A condition for an archaeological programme of works as per the NPPF is proposed to satisfy these requirements.

8.5 Crime Prevention: Northamptonshire Police do not object to the application and matters relating to the security of property and boundary treatments can be conditioned as appropriate.

8.6 Sustainable Buildings: Policy 9 of the Joint Core Strategy requires that:

“All residential development should incorporate measures to limit use to no more than 105 litres / person / day and external water use of no more than 5 litres / person / day or alternative national standard applying to areas of water stress”.

In the event of an approval these details, together with vehicle charging points and efficient boilers (as requested by Environmental Protection as part of their air quality assessment), can be agreed and secured via planning condition(s).

9. Conclusion / Planning Balance

9.1 The application proposes 54 affordable dwellings on an allocated site within Irthlingborough. The site is in a sustainable location, close to the town centre and its amenities including public transport. Even though the allocation will lapse when the 1996 District Local Plan is eventually superseded by the emerging Part 2 Local Plan, this remains a suitable site for residential development.

9.2 The main harm identified is to the adjacent conservation area, and this has been deemed as ‘less than substantial’ by the Principal Conservation Officer, who accepts that this harm needs to be weighed up against other public benefits.

9.3 There is a local need for the size and tenure of properties being proposed and the Housing Strategy team are supportive of the proposals. The layout has been further improved since the conservation comments were received, to bring the built form further away from the southern boundary (with the conservation area), and to preserve more trees. There will also be short term economic benefits during the construction phase, and disruption will be minimised by making use of the Sonifex site for the majority of construction traffic.

9.4 Subject to agreement with the highways team, there should also be improvements to Addington Road by providing a safe passing place adjacent to the site entrance, without being to the detriment of existing on-street parking provision. The site itself provides for adequate parking and the layout will function well. The design language of buildings is traditional which is respectful of the surrounding area and the scheme will contribute toward local infrastructure such as:

- Education
- Libraries
- Healthcare
- Public Transport

It will also mitigate its impact upon the nearby SPA.

- 9.5 Matters of drainage, ecology, noise attenuation, air quality, archaeology, sustainable construction, landscaping, tree protection and crime prevention are all able to be mitigated through conditions and the respective consultees are not objecting.
- 9.6 Overall, it is considered that the less than substantial harm identified in respect of heritage is outweighed by the public and other benefits provided by the scheme. The three previous reasons for refusal are now considered to have been adequately addressed and so the recommendation is to approve.

10. Recommendation

- 10.1 Recommendation 1: If a satisfactory S.106 planning agreement which secures obligations as set out in this report is completed by 1 October 2021 (or other agreed date): **GRANT** planning permission subject to conditions.
- 10.2 Recommendation 2: If a satisfactory S.106 planning agreement to secure obligations as set out in this report is not completed by 1 October 2021 (or other agreed date): Delegate to the Director of Place and Economy to **REFUSE** planning permission.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 No development shall take place until full details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and retained in accordance with the approved details.

Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

3 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall refer to construction and biodiversity matters and shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of “biodiversity protection zones”;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs;
- i) Noise/Vibration/Dust mitigation;
- j) Measures to prevent mud (and other such material) migrating onto the surrounding road network;
- k) The location(s) of contractor parking;
- l) A construction routing plan, to demonstrate measures to minimise use of Addington Road, and to include details of any holding areas;

Development must only take place in accordance with the approved details.

Reason: In the interests of residential amenity during construction.

4 No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Approval of a Written Scheme of Investigation;

(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

- 5 No development shall take place until the applicant has supplied the Local Planning Authority with clear evidence that the proposed changes to Addington Road (double yellow lines opposite the site entrance and on-street parking bays – to ensure no overall loss of on-street parking) have been approved by the Highways team through the approval of a Traffic Regulation Order, or equivalent. Development shall only take place in accordance with the approved details, and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: In the interests of highway safety and to minimise disruption to existing residents / users of Addington Road both during and post construction. The scheme as a whole may not be acceptable if these changes are not agreed.

- 6 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

- 7 Prior to commencement of the development above slab level a detailed acoustic technical note and required mitigation measures shall be submitted to and agreed in writing with the Local Planning Authority based on layout drawing number SKPS-001-PD-001.

Reason: To protect the residential amenity of the locality

8 No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until the following details for soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- Proposed finished levels or contours
- Soft landscape details shall include:
 - Planting plans
 - Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - Schedules of plants, noting species, planting sizes and proposed numbers /
 - Densities where appropriate
 - Implementation timetables.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

9 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

10 Prior to the occupation of the development a landscape maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

11 No works or development shall take place until a scheme for the protection of the retained trees has been agreed in writing with the LPA. This scheme shall include:

- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS 5837:2012) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees and hedges to be removed shall be indicated on this plan.
- b) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:2010, Tree Work Recommendations
- c) the details and positions (shown on the plan at paragraph (a) above) of the Tree and Hedge Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree and Hedge Protection Barriers remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- d) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- e) the details of the working methods to be employed with regard to site logistics including , the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.

The erection of fencing for the protection of any retained tree or hedge (The Tree and Hedge Protection Barriers) shall be carried out in complete accordance with BS5837:2012, before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The Tree and Hedge Protection Barriers shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the Tree and Hedge Protection Barriers is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area 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 approval of the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

- 12 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows.

- 13 There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

- 14 No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy ref 14898-HYD-XX-XX-RP-FR-001 REV P05 dated 19th September 2020, prepared by Hydroc, 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 before the development is completed. The scheme shall include:

i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions etc) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. Calculations should also demonstrate a maximum discharge of 2.7 l/s to the watercourse and that the attenuation basin can accommodate 80% of the 1 in 10 year storm 24hrs after reaching top water level.

iii) Cross sections of the control chamber (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for the hydrobrake.

iv) A qualitative examination of what would happen if any part of the system fails. It should be demonstrated that flood water will have flow routes through the site without endangering property and where possible maintaining emergency access/egress routes.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site

- 15 No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

- 16 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment and Drainage Strategy ref 14898-HYD-XX-XX-RP-FR-001 REV P05 dated 19th September 2020, prepared by Hydroc, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) 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) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

- 17 No occupation of dwellings shall take place until details have been submitted to and approved in writing by the Local Planning Authority which demonstrate the following sustainability / crime prevention measures for the new buildings:

- Electric vehicle charging points
 - 1 per property with dedicated on-plot parking;
 - 1 per 10 spaces in other cases
- Electric vehicle charging infrastructure for future provision (on and off-street)
- Measures to encourage use to no more than 105 litres / person / day and external water use of no more than 5 litres / person / day; and
- Minimum standards for gas fired boilers of <40 mgNOx/kWh
- Windows and doors must meet the requirements of Building Regs Approved Doc 'Q' Security of Dwellings (i.e. certified products to BS PAS24:2016)
- Any side lights adjacent to doors (within 400mm), safety glazing and easily accessible emergency egress windows with non-lockable hardware must include one pane of laminated safety glass meeting the requirements of BS EN 356:2000 class P1A (minimum).

Development shall only take place in accordance with the approved details and all measures shall be available for use upon first occupation of each respective property.

Reason: In the interests of sustainability, crime prevention and air quality.

- 18 No occupation shall take place until a scheme and timetable detailing the provision of fire hydrant(s) and / or sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrant(s) / sprinkler system(s) 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.

- 19 Before first occupation, details of all lighting to public and private areas, including maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details and the approved lighting shall be installed concurrently with the relevant part of the development, shall be switched on during hours of darkness and shall be retained in perpetuity.

Reason: In the interests of sustainability, highway safety and crime prevention.

- 20 Before first occupation, details of secure cycle storage for each property shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northamptonshire Police. Development shall only take place in accordance with the approved details.

Reason: In the interests of sustainability and crime prevention.

- 21 Notwithstanding the submitted information, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall only take place in accordance with the approved details, and each property shall have its individual boundary treatments installed prior to first occupation. Any other boundary treatments shall be installed in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity, noise attenuation and crime prevention.

- 22 All parking spaces for each property shall be retained and maintained in perpetuity and notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order superseding this, no extensions which would result in a reduction in space for parking for any property are permitted without the written agreement of the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety.

- 23 In the event that the requirement for a fire hydrant is identified (see informative note below) no development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. Any fire hydrant(s), sprinkler system(s) 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.

- 24 Notwithstanding the approved plans listed in Condition 25, prior to the commencement of building construction, samples of all facing materials (walls, roofs, rainwater goods, windows and doors) shall be made available for inspection on site and shall be agreed in writing by the Local Planning Authority prior to their installation. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity.

- 25 Except where otherwise stipulated by condition on this decision notice, the development hereby permitted shall be carried out strictly in accordance with the following plans:

SKPS_001 - PD-001 Rev AF – Site Layout Coloured
SKPS_001 - PD-001 Rev AF – Site Layout
SKPS_001 - PD-004 – Illustrative Boundary Treatments
SKPS_001 - PD-005 Rev A – Arun Planning House Type
SKPS_001 - PD-006 Rev B – Bourne Planning House Type
SKPS_001 - PD-007 Rev A – Southwick Planning House Type
SKPS_001 - PD-008 Rev B – Hazel Planning Apartment Type
SKPS_001 - PD-009 Rev B – Blackthorn Planning Apartment Type
SKPS_001 - PD-010 – Chestnut Planning House Type
SKPS_001 - PD-011 – Site Location Plan
TEN_01 Rev G – Tenure Mix Layout

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

12. Informatives

- 1 Pre-commencement conditions
The details relating to conditions 2, 3, 4, 5, 8 and 11 are necessary to be pre-commencement. The development is very unlikely to be acceptable without these details being agreed beforehand. The applicant has agreed to the use of these pre-commencement conditions.
- 2 Drainage
The applicant will need to consult with the Bedford Group of Internal Drainage Boards for consent for all works within 9m of an ordinary watercourse.
- 3 Fire Hydrants / Sprinkler Systems
This development may require a minimum of 1x fire hydrant to be provided and installed. The capital cost of each hydrant (including its installation) is £892 per hydrant, the cost of which is expected to be met by the developer in full.

Any hydrants and/or sprinkler systems, if required, should be installed at the same time as the rest of the water infrastructure and prior to any dwellings/commercial building being occupied. This is to ensure adequate water infrastructure provision is made on site for the fire service to tackle any property fire.

The final location of any fire hydrants and/or sprinkler systems for the new development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation, and secured through a planning condition (see condition 23 above).

4

Broadband

The vision for the county is to be at the leading edge of the global digital economy. To meet this challenge we've set an ambitious target of 40% full fibre connectivity across the county by December 2023. To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and occupiers.

In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help. There are also a variety of other suppliers operating in the area such as: Gigaclear, CityFibre and Glide. Further details of each of these as well as others can be found at the below web address:

<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecomsproviders.aspx>

Early registration of development sites is key to making sure the people moving into your developments get a full fibre broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx>

Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/propertydevelopers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts. These documents can be found at:

<http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>

For further information on the project please visit www.superfastnorthamptonshire.net

Email us at: bigidea@northamptonshire.gov.uk

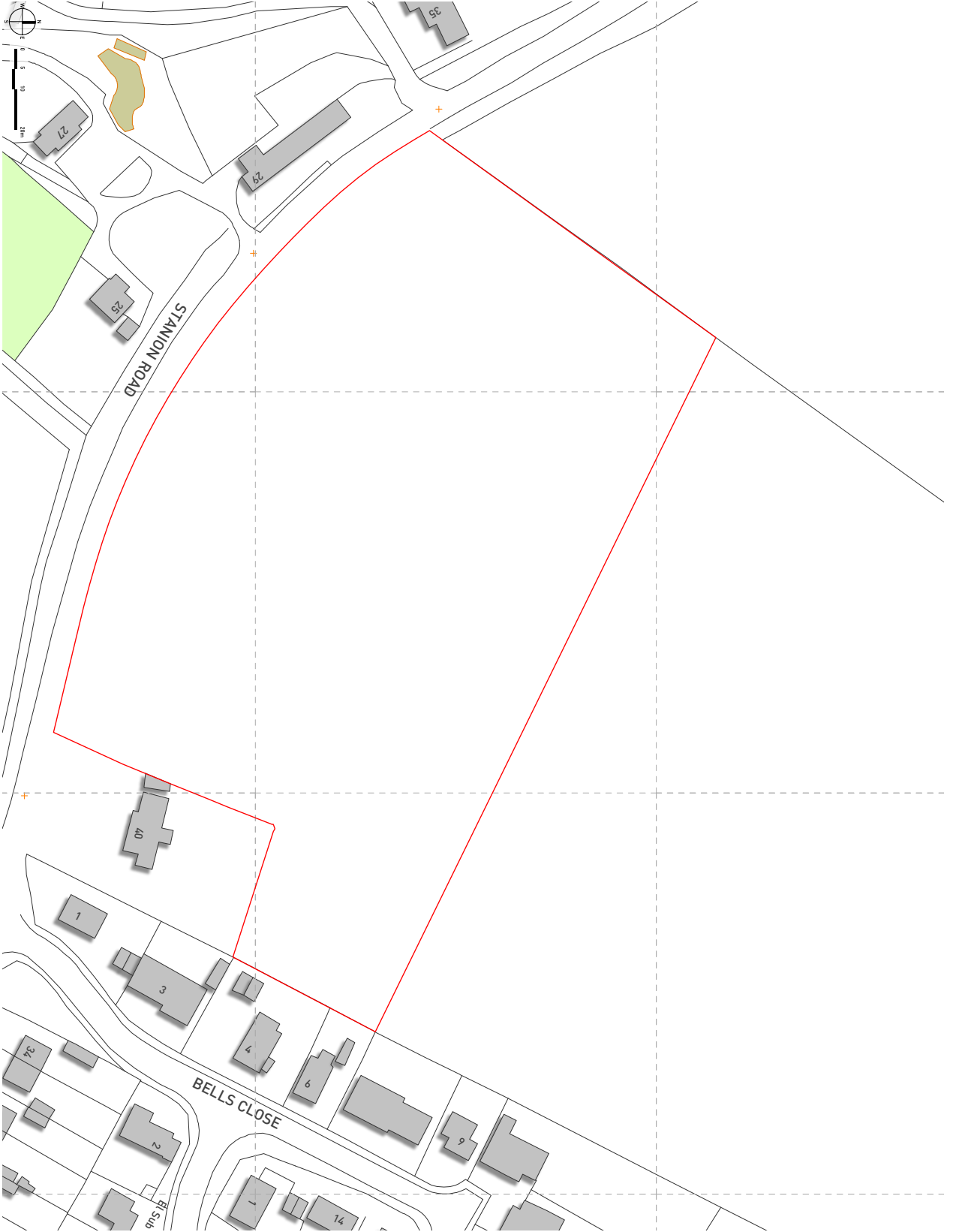
5

Need for Street Trees

The 2021 version of the NPPF now places a strong emphasis on the provision of street trees. The landscaping details required by condition will be expected to provide for these.

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KEY



SITE BOUNDARY

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	20/01359/FUL
Case Officer	Sunny Bains
Location	Land North of Stanion Road, Brigstock, Northamptonshire
Development	Erection of 35 dwellings with associated open space, parking, landscaping and access
Applicant	Grace Homes
Agent	Insight Town Planning Ltd – Mark Flood
Ward	Thrapston
Overall Expiry Date	30 June 2021
Agreed Extension of Time	16 September 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there have been 3 or more objections from local residents.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 16 September 2021 (or other date to be agreed).
- 1.2 That should the Section 106 Legal Agreement not be completed by 16 September 2021 (or other date to be agreed) that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of 35 dwellings with associated open space, parking, landscape and access. Plots 1 to 6 would front onto Stanion Road whilst the rest of the Plots (7 to 35) would front onto the proposed access roads within the application site, as depicted on the site layout plan P19-02819-01 rev P.
- 2.2 The proposed development would comprise of 21 open market sale properties and 14 affordable dwellings (40%). The following mix and types of housing are proposed across the scheme:
- 1 x 5-bed dwelling;
 - 9 x 4-bed dwellings;
 - 13 x 3-bed dwellings;
 - 10 x 2-bed dwellings; and
 - 2 x 1-bed dwellings.
- 2.3 The proposed scheme would consist of:
- 11 single storey properties;
 - 1 storey and a half (1.5 storey) property; and
 - 23 two-storey properties
- 2.4 Access to the proposed dwellings would be via Stanion Road where four access points are proposed. The proposal also includes reducing the speed limit along Stanion Road, in front of the site towards Bell Close, from 60mph to 30mph, as well as widening the footpath to 2 metres and introducing traffic calming measures such as active speed signs, widening of the central island and chicanes.

3. Site Description

- 3.1 The application site is situated within the settlement of Brigstock, as identified in the adopted Brigstock Neighbourhood Plan, and is located to the north side of Stanion Road. The site measure 1.9 hectares and forms agricultural land. Residential dwellings are located to the east of the site (Bells Close) whilst the north, west and southern boundary of the site face onto agricultural land, with the exception of a cluster of residential dwellings to the south.
- 3.2 The site lies within flood zone 1 which is a low risk area of flooding.

4. Relevant Planning History

- 4.1 No planning history since 1974 but the site is allocated for residential development in the Brigstock Neighbourhood Plan.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Brigstock Parish Council

The Parish Council supports the principle of development but initially expressed the following concerns:

- The density of the affordable housing crammed into the corner of the site backing on to houses in Bell's Close has the potential to cause more nuisance to the residents of Bell's Close than a smaller number of properties in this position. The Parish Council would prefer to see the affordable housing located in a different part of the site and the area adjacent existing properties be more 'open'.
- Residents of Bells Close have also expressed concerns that, because of the very close proximity to their boundary, properties would be of such a height to cause privacy and wellbeing issues.
- During previous discussions with Grace Homes it was thought that an additional access to the site was desirable but having 4 is considered excessive because of the size of the development with its associated traffic flows on a curved section of the road. The Parish Council would like a condition be imposed to add a chicane on Stanion Road to manage traffic speed from the A6116.
- Due to the predicted impact on the village services the Parish Council would ask the Local Planning Authority to ensure that a developer contribution is given to the Parish Council for improvements to parking in the village centre
- Concerns also expressed regarding flooding of neighbouring properties caused by runoff from the plots, can provision be made alleviate this.
- The Clerk was instructed to ask for this application to be called in.

Following revised plans submitted by the Applicant, the Parish Council expressed the following concerns:

- No size of the LAP area to determine whether it is of sufficient size;
- Rate of surface water run-off should be greenfield or better than existing;
- Whether the sizes of the parking spaces meet Parking Standards; and
- Residential amenity impact on No. 6 Bells Close.

They also requested a developer contribution of £45,000 for parking provision on Bridge Street near the school due to highway safety concerns, that they consider the proposed development would create an added demand on the school and increase the traffic at the Bridge Street entrance.

5.2 Neighbours / Responses to Publicity

13 representations have been received. The issues raised are summarised below:

- Out of keeping with the character of the village;
- Strain on village infrastructure;
- Risk of flooding;
- Increased risk of vehicular accidents and congestion of the road network;
- Amount of proposed dwellings exceeds the village quota;
- Overdevelopment of the site;
- Impact on wildlife; and
- Impact on residential amenity.

5.3 Natural England

No comments to make.

5.4 North Northants Badger Group

No representation received.

5.5 NHS Nene Clinical Commissioning Group (CCG)

The CCG confirms that there would not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed development.

The CCG express that Practices in the local area are already at the limit of their capacity and the increase in population could push practices to the point that they are no longer able to accept new patients. If this were to be the case it could result in the population brought to the area by the new housing development experiencing difficulties accessing primary care health services. Therefore, the CCG are seeking a financial contribution of **£19,411.81** towards infrastructure support to ensure the new population has access to primary health care services.

5.6 Environment Agency

No objection but recommends that a condition suggested by Anglian Water is imposed.

5.7 Anglian Water

Brigstock Water Recycling Centre currently does not have capacity to treat the flows of the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take necessary steps to ensure that there is sufficient treatment capacity should permission be granted. The sewerage network however has capacity for the flows for the development site.

Regarding surface water the proposed methods are acceptable and it is recommended that this is conditioned should permission be granted.

5.8 Western Power Distribution

No representation received.

5.9 Northamptonshire Fire and Rescue Service

No representation received.

5.10 Northamptonshire Police – Community Safety Officer

No objection to the proposed development subject to lighting and method of crime prevention conditions.

5.11 Key Services

Northamptonshire Key Services (Education, Libraries, Broadband and Fire and Rescue Service) states that the proposed development would have an impact on the aforementioned services and thus has requested the following financial contributions:

Primary Education - £113,696
Secondary Education - £130,910
Libraries - £7,785
Fire Hydrant – condition.
Sprinklers – condition.

5.12 Lead Local Flood Authority

No objection to the proposed development subject to the imposition of the suggested drainage conditions.

5.13 Highways

Highways states that the speed limit proposals and associated works have been recommended for approval by the Speed Limit Review Panel. The indicative works are to be secured by a suitably worded condition referencing drawing ADC2162-DR-001 P7 and an informative added to an approval regarding the applicant needing to apply for Section 278 Agreement and providing a Road Safety Audit (RSA 1) for the proposed highway works. The Brief and CV's of the audit team will require prior approval by the Unitary Authority before commencement.

Highways overall has no objection to the proposed development.

5.14 Archaeology

The Archaeology Officer states that the proposed development will have a detrimental impact on any archaeological remains present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. Therefore, the Archaeological Officer has no objection subject to the suggested conditions.

5.15 Principal Ecological Officer

No objection to the proposed development subject to a pre-commencement condition for a construction environmental management plan (CEMP).

The Ecological Officer also states that the local hedgerows appear to be completely deciduous so in the new plantings should be as well to blend in. The shine leaves would appear to be urban in such a rural setting and thus it would be expected that a holly is included within a native hedgerow mix.

The Ecological Officer would recommend that at least 30% of the new dwellings include nest bricks (e.g. bat, swift, sparrow) to provide new nesting and roosting opportunities. Once mortared in the bricks don't require ongoing maintenance unlike some models of tree and building-mounted nest boxes. Any close board fences should include hedgehog holes to allow hedgehogs to forage among the gardens and provide a measure of pest control for residents.

5.16 Environmental Protection

No objection to the proposed development given that the nearest dwelling to the A6116 would be circa 150 metres and the site investigation report reveals no contamination.

5.17 Waste Management

Waste Management notes the updated site plans and has no objection to the waste arrangement and also accepts the swept path analysis.

5.18 Senior Tree and Landscape Officer

No objection to the proposed scheme subject to the landscape conditions being imposed.

5.19 Planning Policy Team

The Policy Team advise that the development that accords with the policies of the Local Plan will be approved unless material considerations indicate otherwise. Based on the information provided it is considered that the principle of development is supported, and the Brigstock Neighbourhood Plan makes provision for future growth through allocated sites and the site has been allocated in the Plan.

The Policy Team advise that the criteria listed in Policy B3 of the Neighbourhood Plan is specific to this site and if it is considered that the applicant has demonstrated compliance with all of these, the proposal would be supported in policy terms.

5.20 Housing Strategy Officer

The Housing Officer notes that the proposed dwellings meet the National Space Standards and would prefer the layout of the dwellings provided a kitchen diner rather than a lounge diner and the 2 bed bungalows to provide a shower rather than a bath. The applicant has revised the scheme accordingly and therefore addresses this matter.

It is also expressed that the 14 affordable units are not an excessive cluster and their siting is acceptable.

The Housing Officer also expresses that nearly half of the market housing is four bedroom or larger, which is considered to not be in compliance with the Joint Core strategy which places an emphasis on 1-3 bedroom houses. Also, that there is only one bungalow provided among the market units.

Overall, the Housing Officer would support the affordable proposal in this scheme

5.21 Economic Officer

No representation received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
 Policy 1 - Presumption in Favour of Sustainable Development
 Policy 3 - Landscape Character
 Policy 4 - Biodiversity and Geodiversity
 Policy 5 - Water Environment, Resources and Flood Risk Management
 Policy 8 - North Northamptonshire Place Shaping Principles
 Policy 9 - Sustainable Buildings and Allowable Solutions
 Policy 10 - Provision of Infrastructure
 Policy 11 - The Network of Urban and Rural Areas
 Policy 15 - Well Connected Towns, Villages and Neighbourhoods
 Policy 16 - Connecting the Network of Settlements
 Policy 28 - Housing Requirements and Strategic Opportunities
 Policy 29 - Distribution of New homes
 Policy 30 - Housing Mix and Tenure
- 6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
 No relevant policies
- 6.5 Brigstock Neighbourhood Plan (BNP) (2019)
 Policy B1 – Housing Provision
 Policy B3 – North of Stanion Road
 Policy B4 – Housing Mix
 Policy B5 – Affordable Housing
 Policy B7 – Landscape Buffer
 Policy B8 – Landscape Character and Locally Important Views
 Policy B10 – Ecology and Biodiversity
 Policy B13 – Infrastructure
 Policy B16 – Design
- 6.6 Other Relevant Documents
 Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
 Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
 East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)
 East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)
 Open Space Supplementary Planning Document (2011)
 North Northamptonshire Sustainable Design Supplementary Design Document (2009)
 Northamptonshire Place and Movement Guide (2008)
 Developer Contribution Supplementary Planning Document (2006)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Character, Layout and Housing Mix
- Residential Amenity
- Highway Safety and Parking
- Natural Environment
- Historic Environment
- Flood Risk and Drainage
- Planning Obligations

7.1 Principle of Development

7.1.1 The application site is situated within the settlement of Brigstock and is designated by Policy B3 of the Brigstock Neighbourhood Plan 2019 as an allocated site for residential development. The principle of development is therefore acceptable subject to the other considerations set out below and subject to it complying with the relevant criteria as set out in B3, which are below, and are addressed throughout this report:

- A. The development shall provide for a minimum of 25 dwellings;
- B. The layout and design of the site should incorporate the construction of two-storey houses along the frontage to the site, set-back at least 14m from Stanion Road. Bungalows should be located along the eastern boundary of the site;
 - a) At least 40% of dwellings shall be Affordable;
 - b) At least 40% of dwellings on the site shall be bungalows, or otherwise designed to meet the housing needs of elderly people;
- C. A single road access to the site off Stanion Road should be located close to the existing built-up edge of the village to ensure speeds are naturally constrained;
- D. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
 - a) The retention and enhancement, or replacement of the hedgerow along the southern boundary of the site;
 - b) Planting along the northern boundary of the site to provide a soft, landscaped edge to the northern entrance to Brigstock;
 - c) Land to the north of the site and within the Landscape Buffer Zone to be used for informal recreation with public access;
 - d) A Local Area for Play;
- E. The residential amenities of 40 Stanion Road and the properties on the west side of Bells Close should be protected; and
- F. The development should incorporate an appropriately designed, constructed and maintained sustainable drainage

7.2 Character, Layout and Housing Mix

7.2.1 Policy 8(d) of the JCS seeks for developments to not cause significant harm to the character of the local area. Policy 30 of the JCS states that housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs. The Policy expresses a need for small and medium sized dwellings (1 – 3 bedrooms) including, where appropriate, dwellings designed for older people. It is also expressed that internal floor area of new dwellings must meet the National Space Standards as a minimum. This is also reflected within Paragraph 127 of the NPPF.

7.2.2 Policy B3 of the BNP echoes the aforementioned policies and specifically requires the housing development scheme to deliver the following:

- The development shall provide for a minimum of 25 dwellings (criterion A);
- The layout and design of the site should incorporate the construction of two-storey houses along the frontage to the site, set-back at least 14 metres from Stanion Road. Bungalows should be located along the eastern boundary of the site (criterion B);
- At least 40% of dwellings on the site shall be bungalows, or otherwise designed to meet the housing needs of elderly people (criterion B(b));
- A local area for play (Criterion D(d));

7.2.3 The site layout plan illustrates 35 dwellings on the site, which are mostly sited around the main road into the site that spans to the north-west and north-east in a somewhat 'Y' shape and as such complies with the first criterion within Policy B3 of the BNP.

7.2.4 Plots 1 to 6 are to be accessed directly from Stanion Road whereas all other properties would be accessed via the new access road.

7.2.5 The scheme proposes the following housing mix and tenure:

- 21 open market houses, of which:
 - 11 x 3-bed
 - 9 x 4-bed
 - 1 x 5 bed

 - 17 x 2-storey
 - 1 x 1.5-storey
 - 3 x 1-storey

Of the 21 properties, 17 would be detached and 4 would be semi-detached

- 14 affordable houses, of which:
 - 2 x 1-bed
 - 10 x 2-bed
 - 2 x 3-bed

 - 6 x 2-storey
 - 8 x 1-storey

All of these properties would be semi-detached.

- 7.2.6 The site layout plan (P19-02819_01Q) and building height plan (P19-02819_08E) show the market houses distributed across the site and the affordable housing being grouped together and sited towards the eastern boundary, closest to Bells Close. The local area for play (LAP) would also be sited towards the eastern boundary of the site and would be overlooked by the affordable houses. An attenuation pond would be sited to the front of the site towards the south-east boundary and would be overlooked by Plots 12 to 15.
- 7.2.7 The dwellings that would face onto Stanion Road (plots 1 to 6 and plots 12 to 15) would be market houses of two-storey height and set back from the highway by more than 14 metres.
- 7.2.8 The Housing Officer's comments are noted and whilst initially the Housing Officer would have preferred the affordable houses to be in two clusters across the site rather than concentrated in one corner, it is considered that the affordable houses are not an excessive cluster. Thus, the Officer expresses support for the affordable proposal subject to the changes to the bungalow layout in respect to incorporating a kitchen dinner and shower room, which the latest floor plan now illustrates.
- 7.2.9 It is also noted that the Housing Officer expressed concerns with the market housing mix being nearly half larger homes with provision of one bungalow and concentrating older persons homes within the affordable provision rather than across the wider tenures. The Applicant increased the provision of bungalows within the market housing tenure from 1 to 3 following the Housing Officer's comments.
- 7.2.10 Policy 30 of the JCS does not preclude larger sized dwellings as part of the housing mix and the inclusion of larger sized dwelling is considered to add variation to the character of the scheme. The proposed scheme overall would predominately provide small and medium sized dwellings with twenty-five (71.5%) of the dwellings being 1 to 3 bedrooms, of which 11 of these dwellings are in the market housing tenure. Therefore, the level of mix for small and medium sized dwellings compared to larger sized dwelling across the overall scheme is considered to be in line with Policy 30 of the JCS.

- 7.2.11 The proposed scheme would provide 11 bungalows (31%) of which 8 of them would be provided through the affordable tenure and are located to the east of the site. The other 3 bungalows would be located to the north of the site under the open market tenure. Whilst, the affordable tenure has a high concentration of bungalows and some are located to the north of the site rather than the east as stipulated by Policy B3, the overall provision of bungalows is considered to be satisfactory and well-integrated within the layout of the scheme. The bungalows would also contribute to the provision of elderly accommodation as would the M4(2) units denoted on the building heights plan (P19-02819_08E) which are dwellings built to Building Regulation M4(2) standards that are accessible and adaptable to meet the needs of occupants with differing needs, including some older or disabled people. As such, this would be in compliance with Policy B(b) of the BNP which allows for a mix form of properties i.e. bungalows and properties designed to meet the housing needs of elderly people.
- 7.2.12 The proposed scheme would introduce a new visual appearance to the streetscene with the proposed design synergy of cladding and brick and thus would create its own identity. Albeit, the proposed dwellings would incorporate design features and materials within the local vernacular.
- 7.2.13 The local character is varied in terms of architecture, size and age. The design and access statement denotes the range of built form that has occurred through the passage of time within Brigstock which has resulted in the varied character of the settlement.
- 7.2.14 It is therefore considered that the proposed development would create an attractive sense of place and pleasant entrance to the village whilst respecting the local character. A materials condition can be imposed for sample materials to ensure the proposed materials would be sympathetic to the local vernacular. The plots sizes and distances between the proposed dwellings are also considered to be acceptable.
- 7.2.15 The comments of the Crime Prevention Design Officer are noted. A condition can be imposed to secure the details of doors and windows, boundary treatment and lighting.
- 7.2.16 Overall, the layout, housing mix and visual design of the proposed scheme is considered to be acceptable and in compliance with the aforementioned policies.

7.3 **Residential Amenity**

- 7.3.1 Policy 8(e) of the JCS seeks for developments to not cause adverse harm to the residential amenity of neighbouring properties as well as that of future occupants. Policy B3 of the BNP seeks for the housing development on the application site to not cause adverse harm to the residential amenity of No.40 Stanion Road and the properties on the west side of Bells Close.

No.40 Stanion Road (No.40)

- 7.3.2 Plots 15 and 16 abut the boundary of No.40. Plot 15 would be located at an oblique angle to No.40 so its front and rear windows would not directly look at the proposed dwelling. Although, No.40 has two first-floor windows on the side elevation which would have an outlook of the proposed dwelling, this would be at a sufficient distance (15.2 metres) to not cause severe harm. The cardinal direction and the orientation of the properties would mean that the proposed dwelling would not cause harm from overshadowing. Whilst, the ground level of the proposed dwelling would be to a degree higher than No.40, this combined with the size of the dwelling and its distance from the boundary (it would have its driveway to the side) is not considered to result in an overbearing development due to the position of the properties and distance.
- 7.3.3 Plot 16 would be at a sufficient distance (35.2 metres) to not cause adverse harm to the amenity of No.40.

Nos.4 and 6 Bell Close (Nos.4 and 6)

- 7.3.4 Plot 21 abuts the rear boundary of Nos. 4 and 6. The proposed dwelling would be single-storey, sited 4.3 metres away from the neighbouring boundary and would have a hipped roof which slopes away from the properties. The siting, orientation and size of the proposed dwelling is to be sufficient enough to not cause adverse harm to the neighbouring properties in respect to overshadowing, overbearing, outlook and privacy.

Proposed Development

- 7.3.5 The proposed dwellings are considered to be sufficiently distanced from one another and from the existing built form so as not to be severely affected. The rear amenity space of the proposed dwellings is considered to be adequate and the internal amenity spaces would meet National Space Standards as required by JCS Policy 30.

Local Area for Play (LAP)

- 7.3.7 Environmental Protection considers that the LAP would not cause significant harm to the amenity of the existing residential dwelling and that of the proposed dwellings in terms of noise and thus it is considered to be sited in an acceptable location.

Subsection Conclusion

- 7.3.7 The overall scheme would provide adequate amenity for future occupants without severely impacting that of the neighbouring properties. As such, it is considered that the proposed development complies with the aforementioned policies.

7.4 Highway Safety and Parking

- 7.4.1 Policy 8(b) of the JCS seeks for developments to provide well designed parking and access provision and to not cause adverse harm to highway users and network. Policy B3(C) states that a single road of access to the site off Stanion Road should be located close to the existing built-up edge of the village to ensure speeds are naturally constrained.
- 7.4.2 The proposed development would provide four accesses onto Stanion Road which the land adoption plan (P19-02819_07D) denotes that the main access road would be constructed to highway adoption standards to form a public road and the rest of the access roads would be private driveways. The Transport Assessment also highlights that the proposed development would provide an enhanced gateway feature including vehicle activated sign and central island with road widening. In addition, the local speed limit of 30 miles per hour would be extended to cover the full width of the site frontage as well as the footpath being widened to 2 metres and chicanes either side of the road would be implemented.
- 7.4.3 The site layout plan (P19-02819-01Q) demonstrates an adequate number of parking spaces for the respective dwellings as well as their sizes which would be in line with the Northamptonshire Parking Standards. The Applicant has provided a visibility plan (ADC2162-DR-007 P1) for plots 9 and 10 following Highways request due to the plots being on the bend. The visibility splays demonstrate a distance of 2 metres by 25 metres for a 20 mph road as the Applicant states that the 'focal node' section (junction table) of the proposed main access road into the site would be constructed of different materials to the rest of road, which would naturally act as a traffic calming measure together with the bend in the road which would result in the road being 20mph. Highways is satisfied that the proposed internal estate road has been designed to a 20 mph speed limit and that the visibility splays are adequate.
- 7.4.4 Highways (LHA) consider that the proposed development would not cause adverse harm to highway users and the network with the implementation of the speed limit reduction, traffic calming measures and extension of the of the public footpath. A condition can be imposed for the implementation of these measures prior to the occupation of the development should permission be granted.
- 7.4.5 Whilst, the proposed development would provide more than one access onto Stanion Road and the private accesses adjoining Stanion Road would be sited away from the existing built form, it is considered that these accesses create an active frontage which in the Case Officer's view would also assist with traffic calming, as this section of Stanion Road would be more obviously residential in nature. Also, whilst the Parish Council concerns regarding the number of access points is noted, a view has been sought from Highways who do not object to the number of access points and as such it would be unreasonable to refuse permission on this basis.
- 7.4.6 Overall, the proposed development is considered to not cause adverse harm to highway users or the highway network and thus would comply with Policy 8(b) of the JCS.

7.5 **Natural Environment**

7.5.1 Policies 3, 4 and 8(d) of the JCS seek for new developments to not cause adverse harm to the landscape character and to provide a net gain in biodiversity. Policy B3(D) of the BNP states a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:

- The retention and enhancement, or replacement of the hedgerow along the southern boundary of the site (criterion D(a))
- Planting along the northern boundary of the site to provide a soft, landscaped edge to the northern entrance to Brigstock (criterion D(b))
- Land to the north of the site and within the Landscape Buffer Zone to be used for informal recreation with public access.

7.5.2 An ecological report has been submitted in support of this application. The report makes a number of recommendations for precautionary working measures to ensure the safety and enhancement of biodiversity. The Principal Ecological Officer is satisfied with the finding of the report and has no objection to the proposal subject to an ecological pre-commencement condition for a construction environmental management plan which the applicant has agreed to and can be imposed should permission be granted.

7.5.3 The Officer has also recommended that a least 30% of the new dwellings should include nest bricks and any close board fences should include hedgehog holes. The soft landscape should also not include holly or if so, not more than 1 or 2 percent of the scheme. These matters can be resolved by the imposition of a condition should permission be granted.

7.5.4 The Applicant has also submitted a landscape master plan and a landscape and visual impact assessment. The Senior Tree and Landscape Officer has no objection in principle to the proposed development but seeks for the development to provide more opportunity for tree planting and more appropriate species. Thus, a pre-commencement condition has been recommended which the Applicant has agreed and can be imposed should permission be granted.

7.5.5 The proposed development would not prejudice access to the north of the site or to the Landscape Buffer Zone. Notwithstanding this, the land to the north and the land designated as part of the Landscape Buffer Zone is outside the redline and is third party land therefore the proposed development cannot be responsible for the provision of informal recreation or the access over third party land and therefore it would be unreasonable to refuse permission on this basis.

7.5.6 The land adoption plan (P19-02819_07D) illustrates the position and amount of open space provided onsite. This would include the LAP area (399sqm) to the north-east of the site, an area of grassland (186sqm) between the 'focal node' and plots 31 and 32 and the fringe of the attenuation pond (584sqm) south-east of the site. In total a provision of 1169sqm would be provided onsite. The Open Space SPD stipulates a mix of open space to be provided onsite and offsite via a financial contribution.

In accordance with the Open Space SPD the following provision would be expected from the proposed development:

- Amenity greenspace – 0.07 Ha
- Children and young people – 0.01 Ha
- Parks and gardens – 0.05 Ha
- Natural and semi-natural – 0.74
- Allotments – 0.03
- Sports facilities – 0.14 Ha

7.5.7 Amenity greenspace and children and young people are the typologies to be provided onsite, which amount to circa 800sqm. The proposed development would therefore adequately provide this. The other typologies are appropriate for offsite provision, which the Applicant accepts and is willing to contribute towards as long as the amount is proportionate to the proposed scheme. The Parish Council is considering the amount of financial contribution to be sought and can be delegated as part of the ongoing S106 negotiations.

7.5.8 Overall, subject to conditions and satisfactory S106 Agreement, the harm could be mitigated and thus the proposed development complies with the aforementioned policies.

7.6 Historic Environment

7.6.1 Policy 2 of the JCS seeks for new developments to not cause adverse harm to the historic environment. The site is within an area of potential archaeological remains as stated by the Archaeological Officer. A pre-commencement condition has been suggested which can be imposed should planning permission be granted.

7.6.2 As such, subject to condition, the potential harm could be mitigated and thus the proposed development complies with the aforementioned policies.

7.7 Flood Risk and Drainage

7.7.1 Policy 5 of the JCS seeks for new developments to positively contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. Policy B3(F) states that the development should incorporate an appropriately designed, constructed and maintained sustainable drainage system.

7.7.2 The applicant has submitted a flood risk assessment and drainage strategy report (FRA and DS) which specifies that the site is located within flood zone 1 and has a low risk of flooding from a range of flooding sources. The FRA and DS also state that the foul sewer and surface water would be disposed via mains sewer, with an outlet to the attenuation pond where the surface water runoff rate exceed 5 litres per second.

- 7.7.3 Anglian Water states that there is capacity within the sewerage network to accommodate the flows of the development, but Brigstock Water Recycling Centre does not have capacity to treat the flows of the development. Nonetheless, Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take necessary steps to ensure that there is sufficient treatment capacity should permission be granted.
- 7.7.4 Regarding surface water drainage, in accordance with Building Regulations Part H, surface water should be discharged according to the following preferential hierarchy:
- Infiltration drainage techniques, such as swales and soakaways;
 - An open watercourse, river or ditch;
 - A surface water sewer; and
 - A combined sewer.
- 7.7.5 Similarly, this is echoed by Policy 5 of the JCS which expresses that developments should be designed from the outset to incorporate Sustainable Drainage Systems (SuDS), wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits.
- 7.7.6 The FRA and DS states that SuDS has been explored onsite but it is unclear whether infiltration drainage techniques are likely to be suitable as the primary means of discharge and connection to the nearest watercourse or drainage ditch would require a connection to be laid over third party land and therefore a connection to a surface water sewer is the chosen option with a greenfield runoff rate of 5.0 litres per second, with an outlet to the attenuation pond when the runoff rate exceed 5 litres per second. Therefore, the proposed development would incorporate a form of sustainable urban drainage system (SuDS).
- 7.7.7 Anglian Water has no objection to the proposed connection and recommends that a condition is imposed securing the details of the FRA and DS should permission be granted. The Environment Agency also has no objection to the proposed development and advise the imposition of the condition suggested by Anglian Water.
- 7.7.8 Notwithstanding the above, the Local Lead Flood Authority (LLFA) initially requested further information in respect to the FRA and DS which the Applicant provided. Following this, the LLFA state that the impact of surface water drainage would adequately be addressed should the recommended conditions be imposed. LLFA states without these conditions, the proposed development may pose an unacceptable risk of surface water flooding. The recommended condition can be imposed should permission be granted.
- 7.7.9 It is therefore considered that, subject to conditions, the proposed development will be acceptable with regard to foul and surface water drainage and would not increase the risk of flooding. As such, the proposed development is considered to comply to the aforementioned policies.

7.8 Planning Obligations

- 7.8.1 Policy B3(a) of the BNP requires 40% of the proposed dwellings to be for affordable housing. The proposed development would provide 14 affordable houses onsite in line with the aforementioned policy which will be secured through a S106 Agreement.
- 7.8.2 Policy B3(D(d)) of the BNP requires the development to provide a Local Area for Play (LAP) which the Open Space SPD states should be 100 square metres. The proposed development provides this onsite.
- 7.8.3 0.1 hectares of public open space (LAP and Amenity Green Space) has been provided onsite in line with the Open Space SPD, the remaining open space typologies required by the policy are to be provided through off-site contribution. The maintenance of the onsite open space will be carried out by a private management company and therefore contribution for this has not been sought.
- 7.8.4 Northamptonshire Key Services has requested educational contribution of £113,696 for primary education, £130,910 for secondary and £7,785 for libraries. The applicant has agreed to pay this.
- 7.8.5 Northamptonshire CCGs / NHS has requested a financial contribution of £19,411.81 towards infrastructure support to ensure the new population has access to primary health care services. The applicant has agreed to pay this.
- 7.8.6 Brigstock Parish Council has requested £45,000 for parking spaces on Bridge Street near the school entrance due to congestion and highway safety concerns, which they consider the proposed development would exacerbate. At the time of writing, this has not been agreed as being necessary to make the development acceptable in planning terms and the amount would not be fairly and reasonably related in scale and kind to the proposed development. The Applicant is willing to provide a contribution as long as the amount is proportionate to the proposed scheme. Discussions are ongoing and the final amount can be delegated as part of ongoing S106 negotiations.

Subsection Conclusion

- 7.8.7 The Agent has been informed of the above planning obligation and has agreed to providing the financial contribution except for the request made by the Parish Council which as mentioned above is being discussed with them. A draft S106 Agreement is currently being prepared with the Agent and the Council.

8. Other Matters

- 8.1 Representations: The concerns raised by objectors and the Parish Council have been considered and addressed within the above sections to which it is either considered that the proposed development would not result in significant harm or the concern can be mitigated by via a condition / planning obligation.

- 8.2 Waste: The Waste Team has no objection to the proposed waste arrangement which would be collected from the public highway.

9. Conclusion / Planning Balance

- 9.1 The application site is designated as an allocated site for residential development within the Brigstock Neighbourhood Plan; thus, the principle of development is acceptable.
- 9.2 The proposed development is considered to create a sense of place while respecting the local character. It would provide a varied housing mix and tenure that would positively contribute to meeting local need for affordable housing and small and medium sized dwellings and provision for elderly accommodation.
- 9.3 The proposed development is also considered to not cause adverse harm in terms of highway safety, natural environment, historic environment and flood risk.
- 9.4 Notwithstanding the above, aspects of the proposed development differ from the requirements of the site-specific Policy B3 of the Neighbourhood Plan, such as some of the bungalows being located to the north of the site instead of the east and more than one point of access onto Stanion Road. However, it is considered that these differing elements of the proposal contribute positively to the character of the scheme and would not cause harm, thereby it is considered a reason for refusal would not be substantiated on these grounds.
- 9.6 Overall, it is considered that the proposed development complies with local and national policies. Subsequently, it is recommended that planning permission be granted subject to satisfactory S106 Agreement.

10. Recommendation

- 10.1 Recommendation 1: That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 16 September 2021 (or other date to be agreed).
- 10.2 Recommendation 2: That should the Section 106 Legal Agreement not be completed by [16 September (or other date to be agreed)] that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out above slab level, until a sample panel of the wall and roof materials have been submitted to and approved by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

Reason: To achieve a satisfactory elevational appearance for the development.

- 3 Prior to the development above slab level of the development hereby permitted, details of the safety measures for the doors and windows of the proposed dwellings including product details shall be submitted to and approved by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details and maintained and retained in perpetuity.

Reason: To safeguard the amenity of future occupants and in the interest of crime prevention.

- 4 Prior to the development above slab level of the development hereby permitted, a lighting scheme including specification of lighting, product details, a location plan showing the position of the lights and ongoing management and maintenance of the lights for the lifetime of the development, shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and installed prior to the occupation of the first dwelling, unless agreed otherwise through the lighting scheme. The lighting shall be maintained and retained in perpetuity.

Reason: In the interest of crime prevention

- 5 No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy, document ref. no. report reference: ADC2162-RP-B, Rev. 5, dated 2nd December 2020, prepared by ADC Infrastructure, 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 before the development is completed.

The scheme shall include,

i) 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 structures.

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

iii) Attenuation basin providing suitable pollution control and a 300mm freeboard above top water level for the extreme event.

iv) Cross sections of the control chamber (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for the hydrobrake.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

- 6 No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

- 7 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on Flood Risk Assessment and Drainage Strategy, document ref. no. report reference: ADC2162-RP-B, Rev. 5, dated 2nd December 2020, prepared by ADC Infrastructure, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

a) Any departure from the agreed design is keeping with the approved principles

b) 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) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

- 8 Prior to the first occupation of dwellings hereby permitted, the highway works, including the widening of the footpath and the speed reduction measures, detailed within the Transport Statement (ADC2162-RP-C) and Proposed Access Junction Layout Plan (ADC2162-DR-001-P10) together with the site accesses, as identified on drawing number ADC2162-DR-001-P10, shall be carried out and fully implemented.

Reason: In the interest of highway safety and local amenity.

- 9 The visibility splays shown on approved plans (ADC2162-DR-001P10 and ADC2162-DR-007P1) shall be Implemented prior to the occupation of the first dwelling hereby permitted and shall remain free of obstruction above 0.6 metres in height and thereafter retained in perpetuity.

Reason: In the interest of highway safety.

- 10 Prior to the occupation of dwellings hereby permitted, the turning and parking spaces shown on the site layout plan (P19-02819_01Q) shall be constructed and maintained and retained in perpetuity.

Reason: In the interest of highway safety and local amenity.

- 11 Prior to development above slab level of the development hereby permitted, details of sustainable measures to be incorporated within the proposed dwellings, shall be submitted to and approved by the local planning authority. Thereafter, the proposed development shall be constructed in accordance with approved details. The details should include electrical vehicle charging points and water and energy efficiency measures to demonstrate compliance with Policy 9 of the North Northamptonshire Joint Core Strategy 2016.

Reason: In the interest of climate change and environmental protection.

- 12 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

13 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of “biodiversity protection zones”.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: in the interest of biodiversity.

14 Prior to the development above slab level of the development hereby permitted, details of nest bricks including location and product detail shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and maintained and retained in perpetuity.

Reason: To protect and enhance biodiversity.

- 15 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 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 as those originally planted, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 16 No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority. The erection of fencing for the protection of any retained tree or hedge shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area 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 approval of the Local Planning Authority.

Reason: In interest of biodiversity and local amenity.

- 17 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 18 A landscape management plan including long term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In interest of biodiversity and local amenity.

- 19 Prior to the occupation of the development a landscape maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.

Reason: In interest of biodiversity and local amenity.

- 20 Prior to the first occupation of the development hereby permitted, details of the play and recreational equipment and how it will be maintained for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the first dwelling.

Reason: In the interest of local amenity and to ensure adequate play equipment is provided.

- 21 Prior to commencement of development hereby permitted, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development including the neighbouring properties along Bell Close, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).

Reason: To protect and safeguard the amenities of the adjoining occupiers.

- 22 No development above ground level shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems 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.

- 23 The development hereby permitted shall be carried out in accordance with the approved plans as follows:

Location plan – P19-02819_09I
Proposed site layout plan - P19 2819 01Q
Revised House Type Pack – P19-2891_02I
Elevation and floor plan - P19 2819 02 sheet 02C
Elevation plan - P19 2819 02 sheet 03C
Floor plan - P19 2819 02 sheet 04C
Elevation plan - P19 2819 02 sheet 05B
Floor plan - P19 2819 02 sheet 06E
Elevation plan - P19 2819 02 sheet 07D
Floor plan - P19 2819 02 sheet 08D
Elevation plan - P19 2819 02 sheet 09F
Floor plan - P19 2819 02 sheet 10F
Elevation Plan - P19 2819 02 sheet 11E
Elevation and floor plan - P19 2819 02 sheet 12F
Elevation and floor plan - P19 2819 02 sheet 13D
Elevation and floor plan - P19 2819 02 sheet 14D
Elevation and floor plan - P19 2819 02 sheet 16D
Elevation and floor plan - P19 2819 02 sheet 17E
Elevation and floor plan - P19 2819 02 sheet 20C
Floor plan - P19 2819 02 sheet 21B
Elevation plan - P19 2819 02 sheet 22B
Floor Plan - P19 2819 02 sheet 23B
Elevation Plan - P19 2819 02 sheet 24B
Floor plan - P19 2819 02 sheet 25B
Elevation plan - P19 2819 02 sheet 26B
Enclosures plan - P19-2819 04F
Material plan - P19-2819 05F
Land adoption plan - P19-2819 07D
Building heights plan - P19-2819 08E
Means of access / off site works - ADC2162-DR-001 P10
Private drives - ADC2162-DR-055 P1
Forward visibility - ADC2162-DR-006 P
Plots 9 and 10 visibility assessment – ADC2162-DR-077 P1
Flood Risk Assessment and Drainage Strategy

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

12. Informatives

- 1 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087

- 2 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 3 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 4 The Applicant / Developer is required to secure a 278 Agreement and provide a Road Safety Audit (RSA1) to the Local Highway Authority prior to carrying out works on the public highway.

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1, Saxon Way, Raunds, Northamptonshire, NN9 6PE



Site Plan shows area bounded by: 500220.94, 272700.29 500362.36, 272841.71 (at a scale of 1:1250), OSGridRef: TL 297277. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00539/FUL
Case Officer	Patrick Reid
Location	1 Saxon Way, Raunds, Wellingborough, Northamptonshire NN9 6PE
Development	To move side fence to extend garden
Applicant	Mr Wozniak
Agent	N/A
Ward	Raunds
Overall Expiry Date	12 June 2021
Agreed Extension of Time	18 August 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Officer Scheme of Delegation. This is due to Raunds Town Council objecting to the application and the recommendation is for approval. This is set out at Part 9.2 of the Council's Constitution.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The proposal is to erect a fence to enclose an area of outside amenity space belonging to the subject property. The amenity space is located to the side of the property and runs from front to back along the side boundary beside the adjacent pavement.
- 2.2 The proposed fence would be a 2 metre tall featheredged fence positioned along the western edge of the site behind a hedge and adjacent the public

footpath The fence would also project out from the side of the front elevation of the property. The fencing would measure 17.5m in length along the side and the front projection would be 7m wide. The existing wall enclosing the side of the garden would be removed.

- 2.3 Amended plans were received on 23 July 2021, which altered the proposed location of the fencing. It was originally proposed to be immediately adjacent the pavement. Following concern being raised with the applicant about this arrangement from a character perspective, the fencing is now proposed to be set back to the other side of the hedge. The plans indicate the hedge to be around 1.2 metres tall, so the fence proposed would be around 0.8 metres taller and behind it.

3. Site Description

- 3.1 The application site comprises a two-storey detached residential property located towards the east of Raunds. The property is located beside the junction between Saxon Way and Mountbatten Way, both residential streets. The property fronts Saxon Way and its western side boundary runs alongside a footpath off Mounbatten Way. The latter street is relatively long at around a third of a mile and has seven cul-de-sacs running off of it, of which Saxon Way is one.
- 3.2 To the western side of the property is a grass area around which is a low hedge. A brick wall of around 1.8m in height encloses the property's rear garden and leaves an open part of the property's external space to the side and visible from the public realm.
- 3.3 A pavement runs around Mountbatten Way to the front of the property. The house is set back from the road with a parking area to its front. Low hedging defines the boundary between the residential property's site and the adjacent pavement.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Raunds Town Council

Comments received 20.05.21 (to original/superseded plans): Objection for the following reasons:

- Detrimental impact on the street scene due to the scale, siting and design of the proposed fence;
- Lack of visibility splays provided.

Officer comment: Raunds Town Council has been reconsulted following the receipt of amended plans. To date a response has not been received. Any further response will be reported as an update.

5.2 Neighbours / Responses to Publicity

Two letters have been received. The comments were received to the original/superseded plans. The issues raised are summarised below:

- claustrophobic effect on open walking area;
- reduced visibility for motorists exiting Saxon Way;
- would set precedent for other fences;
- detrimental impact on the character of the area;
- loss of hedging.

5.3 Local Highway Authority (LHA)

Comments received 04.06.21 (prior to the amended plans being received):
A minimum clearance of 1 metre between the face of any building, retaining structure garage, fence or wall etc. and the highway boundary is required. This ensures that foundations and construction does not undermine or encroach upon the highway.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 4 - Biodiversity and Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Raunds Neighbourhood Plan 2011-2031 (made 2017)

Policy R1 – Ensuring an appropriate range of sizes and types of houses
Policy R2 – Promoting good design
Policy R10 – Traffic and transport in Raunds

6.5 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Householder Extensions Supplementary Planning Document Local Planning Authorities (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Ecology

7.1 Principle of Development

7.1.1 As the proposal comprises a fence within land associated with a residential property, the principle is acceptable.

7.2 Visual Impact

7.2.1 The proposed fence would be clearly visible from the adjacent streets of Mountbatten Way and Saxon Way, both of which it would face. The character of the area, including Mountbatten Road and the streets located off it are important in considering the appropriateness of the proposed fencing.

7.2.2 The proposal is clearly designed in order to increase the amount of private garden space of the applicant's dwelling. The current wall leaves exposed land to the side as it is beside the adjacent footpath and highway. This space is not private and appealing for garden use in the same way that an obscured space would be. It is an understandable motivation from a perspective of the applicant but evidently the planning policies are designed in order to also serve and protect the public interest. The impact on character is also a key consideration

7.2.3 Located off Mountbatten Way are a number of residential cul-de-sacs and streets. As an arterial road, there are various properties which face side on to the road and as such have their side boundaries running along it. At the junction with Derling Drive there is a c1.8m tall boundary wall immediately adjacent the footpath. Moving towards the site, there is a c1.8m tall close boarded fence on the property which faces Holmfield Drive. Opposite, the house has its own similar close boarded fence adjacent Mountbatten Way. It is apparent therefore that there are other properties in similar circumstances to no. 17 that have either a side fence or wall adjacent the edge of the pavement of Mountbatten Way.

7.2.4 The experience of Mountbatten Way includes boundary treatments that are close to the pavement and others that are set back. There is a general sense of space in part due to there being a pavement on both sides of the road. In terms of potential concerns over a sense of enclosure, it is considered the proposed fencing would not cause such effect.

7.2.5 The Town Council has objected on the basis that it would be detrimental to the character of the area and Policy R2 of the associated Neighbourhood Plan is cited. Part (b) is potentially most relevant insofar as it requires development to take account of a site's surroundings. It is a matter of judgement as to whether the proposed fencing would not be appropriate for the context of the site. The initially proposed siting of the fencing was immediately adjacent the pavement and it was this arrangement that the Town Council objected to. The amendment to 'move' the fence back behind the low hedging is considered to be a significant improvement. By keeping a separation and retaining the hedging, it is considered that the fencing would not be discordant with the overall character of Mountbatten Way and Saxon Way. As there are other boundary treatments of a similar height beside the pavement, including some closer than that proposed such as either walls or fences, it would not be out of character.

7.2.6 The amended plans will allow the retention of the hedging and a setback between the fence and the adjacent pavement, unlike the original plans. A further concern raised in relation to precedent is noted, but each proposed development has to be considered on its own merits. Taking account of the varied nature of Mountbatten Way which includes similar such boundary fences and walls beside the pavement, as well as its wide and open nature, the proposal is considered to not cause any material harm to the character of the area.

7.3 **Impact on Neighbouring Amenity**

7.3.1 The proposed fencing is not considered to have a detrimental impact on the outlook or privacy of any nearby properties. The proposed fence would not be of a height or be erected in a position that would result in overshadowing or an overbearing impact for adjacent occupiers.

7.4 **Highway Matters**

7.4.1 The Local Highway Authority (LHA) has commented on the application and referred to the relevant Standing Advice document which deals with visibility splays in residential areas. Specifically, the LHA has referred to a section within the Standing Advice document which seeks a minimum 1 metre distance between the face of a building / structure and the highway boundary, for reasons of ensuring the foundations do not affect the highway and drainage issues. Given that the proposal is for a fence and not a substantial structure, this is considered to not be an issue. Additionally, it is considered that a fence of up to 1m in height could be erected in the same location, or immediately adjacent the pavement, without the need for planning permission. This suggests that to resist the fence due to its location would not be reasonable.

7.4.2 Representations have been received which raise concern about the impact on the visibility reduction that motorists may experience when leaving Saxon Way. These concerns were raised prior to the setting back of the proposed fencing. The LHA has not raised any concerns in relation to visibility. A visibility splay plan has been provided, which due to its scale, is not entirely clear. It does however appear to suggest that the visibility set back 2 metres from the junction looks over the pavement. Given that the fencing would be set further back from its edge behind the hedge, the visibility of motorists leaving Saxon Way would not be detrimentally affected. Additionally, Officers have measured the submitted plans and given the width of the pavement and the setting back of the fence from the carriage, the 'x' visibility splay would not be impacted by the fence as the view looks across the pavement.

7.5 Ecology

7.5.1 The proposal raises no ecological concerns.

8. Other Matters

8.1 The two representations received expressed concern that the fence would cause a 'claustrophobic' impact for users of the path. This matter is addressed earlier in this report and highlights that the space is open with pavements either side of the road. It was also noted that there are fences adjacent the same road nearby. The amended plan subsequently received is also considered to improve this impact.

8.2 In regard to concern in relation to visibility, it is considered that the proposed fence would not affect the 2m by 43m splay. The pavement separates the site of the proposed fence from the carriageway and this ensures motorists, when leaving Saxon Way, will be able to look right and see for 43m. The Highway Authority has not raised a concern in relation to visibility. Officers have undertaken a measurement using the submitted Location Plan and using the 2 metre 'y' measure, the visibility to the right simply looks across the pavement. This means the proposed fence would have no effect on the visibility.

8.3 The comment in relation to 'precedent' for further fences has to be considered in the context of there already being other fences adjacent the pavement off Mountbatten Way. Additionally, matters of 'precedent' essentially express a concern about a perception of possible developments in the future and do not represent a reasonable assessment of the impact of this particular proposed development. It is a necessity that each proposal be considered on its own merits rather than concerns and anxieties about notional developments on other land. For this reason, it would be unreasonable to resist this proposal on the basis of unspecified development on other land. In any event, such development would also be subject to their own planning controls.

- 8.4 A representation raised concern that the fence would be out of character with the area and this matter is addressed earlier in the report. Reference is made to a fence being removed off Holmfield Drive at the junction with Mountbatten Way. If a fence taller than 1 metre had been placed on the site then it would have required planning permission, which there is no record of. This does not alter the consideration of the current proposal.
- 8.5 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

- 9.1 The fence is considered to be acceptable in terms of how it would fit with the area due to the extent of spaciousness around the highway and the existence of other tall boundary treatments abutting the pavement of Mountbatten Way. The amended plans are a significant improvement due to setting the fencing back from the site edge. Also, the siting of the fence would not impact upon the visibility from Saxon Way. The proposal is considered to comply with the relevant policies of the development plan.

10. Recommendation

- 10.1 That planning permission is GRANTED subject to conditions

11. Conditions

- 1 The development shall be begun before the expiration of 3 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, all received on 14 May 2021, except where otherwise stated:

- Location Plan 1:1250 received 26 May 2021;
- Block Plan 1:500 received 17 April 2021;
- Proposed Fence CA1216/001 rev A received 23 July 2021;
- Elevations of Fence ref. CA1216/002 rev. A received 23 July 2021.

Reason: To define the terms of the planning permission.

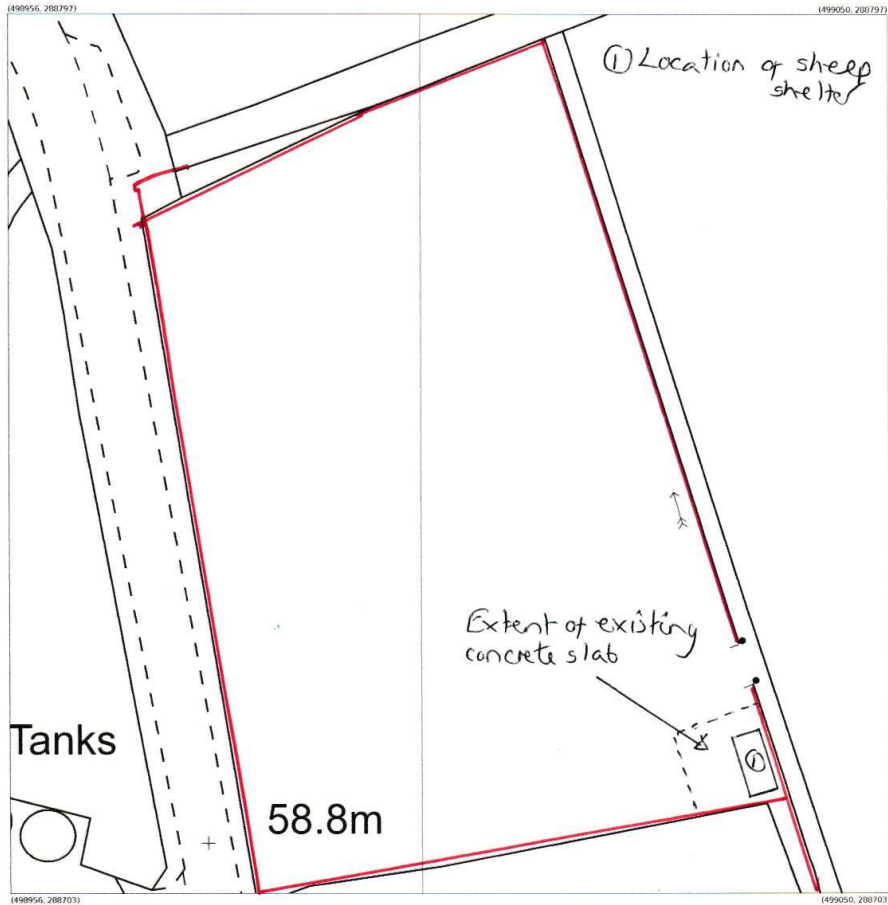
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LOCATION PLAN - SHEEP SHELTER

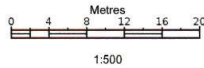


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Produced 13 May 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Lower Farm Barn, Main St, Lower
Benfield
PE8 5AF

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Reference: QJ1472909
Centre coordinates: 499003 288750

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00700/FUL
Case Officer	Patrick Reid
Location	Lower Farm Barn, Main Street, Lower Benefield
Development	To erect a sheep shelter in agricultural field on existing concrete slab
Applicant	Mrs Sian Fytche
Agent	N/A
Ward	Oundle
Overall Expiry Date	20 July 2021
Agreed Extension of Time	18 August 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are three or more (four) written objections citing material reasons. This is set out in Part 9.2 of the Council's Constitution.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 A field shelter for sheep is proposed which is to be located in a field on the northern edge of Lower Benefield. The building would measure 7.2m in length, 7.2m in width and 2.9m in height to the ridge. It would have a pitched roof, with the eaves at around 2.4m in height. It would be constructed using timber panels for walls with a black onduline roof.

- 2.2 It is proposed to serve as a shelter for sheep. The submission sets out that it would provide shelter for a flock of twelve sheep during lambing season, storing feed, administering medicines and performing other livestock related care such as shearing. It would be located on an existing concrete base positioned in the corner of the field so as to prevent further disturbance to the site.
- 2.3 The flock of twelve sheep are currently on the land and were evident at the time of the site visit. There is an absence of any building or structure on the land and the proposal seeks to add this for their care.

3. Site Description

- 3.1 The proposed building would be positioned in the south-eastern corner of the field which is to the north of the property and associated buildings known as Lower Farm; also in the ownership of the applicant. The field is roughly rectangular in shape and borders the adjacent A427 on its west. There is a vehicular access into the field at its north western corner off the A427.
- 3.2 To the immediate south of the site is the residential property of Lower Barn, and its associated outside space. A hedge boundary line marks the separation between the domestic land and the agricultural field beyond. Further to the south and running off Causin Way are a number of residential properties of various form. The properties back onto the agricultural fields to their north. To the south of the site is the northern edge of the Conservation Area (CA) boundary which is around 15m away. The CA boundary runs through the access/parking area of the residential property to the south, while not including its northern most edge which is garden/external amenity space.
- 3.3 The field itself is undulating and forms part of the wider landscape which shares this characteristic of changing in levels. The land slopes down toward the northern end from the southern part. It is grass covered, free from structures and currently has sheep grazing the land. All boundaries of the field are marked by hedging.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Benefield Parish Council

Benefield Parish Council has no objection to this application

5.2 Neighbours / Responses to Publicity

A total of nine representations have been received of which four have been in support, four in objection and one neutral. The issues raised are summarised below:

Objections comments:

- Detrimental impact on the character of the countryside;
- Detrimental impact on the setting of the Conservation Area;
- The nearby stream floods and the site may flood;
- Potential increase in smell and vermin detrimentally impacting the residential amenity of nearby properties;
- The nearby stream may incur sheep excrement due to the development;
- Detrimental impact on views;
- Concern that other landowners may seek agricultural buildings;
- Concern that there may be houses in the future.

Supportive comments:

- A positive development within the community;
- Essential for good husbandry of sheep.

5.3 Local Highway Authority (LHA)

No observations.

5.4 Lead Local Flood Authority (LLFA)

No comments.

5.5 Environmental Protection Team

There are no obvious issues from the development. The applicant should note that should there be complaints, these would be investigated under the relevant legislation.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 9 - Sustainable Buildings and Allowable Solutions
Policy 25 - Rural Economic Development and Diversification
- 6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
Policy 23 - Rural Buildings - General Approach
- 6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)
EN13: Design of Buildings/Extensions
EN14: Designated Heritage Assets
- 6.5 Other Relevant Documents
None.

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Environmental Matters
- Flood Risk and Drainage
- Ecology
- Heritage

7.1 Principle of Development

- 7.1.1 The use of the proposed building would be for agriculture and it relates to sheep husbandry. The site is part of a relatively small field which currently accommodates a flock of twelve sheep. It is understood this operates as part of a smallholding and not a larger farm.
- 7.1.2 The proposed use is agricultural and as such is acceptable in principle. In terms of its function and its need, the submission sets out that it is required for lambing as well as storage. The field currently has no shelter or buildings for these purposes and it is considered a reasonable necessity that the flock of sheep require a covered space for lambing and other husbandry tasks, out of the elements. The scale of the building is considered later in this report, but in principle, the provision of a field shelter is considered acceptable.

7.2 Visual Impact

- 7.2.1 The building would be of a relatively modest size, with a footprint of around 51.8 sqm. The flock of sheep it would serve is relatively small at twelve and it is considered that the size of the building is proportionate to its functional requirements. A height of 2.9m to the ridge is relatively modest and the overall massing of the structure is considered to not have a significant visual impact on the surrounding area.
- 7.2.2 In terms of its visibility, the shelter would be around 34m from the nearby road at its nearest point. The distance to the field entrance at the alternate corner is around 51m. The places from which the building would be most visible is primarily the nearby A427 from which motorists will be able to see the shelter above the hedging, as they enter the village from the north. On the approach from the north, a motorist or passenger may look left and see the building in the corner of the field. By its character however, it would appear appropriate for the rural setting.
- 7.2.3 Concern has been raised that the building would be to the detriment of the character of the rural area. In considering this, the nature of the appearance of the building is evidently agricultural and functional. It is expected as part of the character of rural areas that agricultural buildings will be present. The siting of the building would be away from the nearby road and in the corner of the field, where it would not be exposed compared to if it was to be in the middle of the field. This siting is considered appropriate from a visual perspective and it is the most logical siting within the field, away from the road in the corner of the field. The hedgerow beside the A427 does provide some screening of the site from motorists or cyclists, as to some people the views of the building would be limited for the majority of the side of the field.
- 7.2.4 In terms of assessing the impact on the setting of the nearby Conservation Area (CA), an understanding of the reasons and features that are the cause for its designation should be considered. The CA includes the development either side of the highway to the south, including the mixture of residential properties located off it, some of which are listed. The historic nature of some of the buildings off Causin Way indicates that it is symptomatic of its heritage significance and therefore its justification for being a CA. The field shelter, as set out, would be set away from the CA and separated by the domestic access/garden land serving Lower Farm. By sitting in the agricultural field, it would clearly be in an area of land with a different character. Its nature would not appear as an expanse of residential use out from the CA and there would be a visual distinction between the residential and agricultural uses of the shelter, and the dwellings to the south. It is considered that there would be no detrimental impact on the setting of the CA.

7.3 Impact on Neighbouring Amenity

- 7.3.1 Given the nature of the proposal, it would not cause any privacy impact on the nearby properties. It also would not materially affect the outlook of any nearby properties due to the separation from dwellings to the south and the modest scale of the shelter. It should also be noted that any reference to loss of views by neighbouring properties is immaterial to the decision.

- 7.3.2 In representations from neighbours, concern has been expressed that the development would cause an increase in odour. This matter is largely environmental, and the Council's Environmental Protection Officer has raised no such concerns. It is noted also that there is no reason to indicate that the field shelter would cause any materially detrimental impact on the amenity of nearby residential properties.
- 7.3.3 In terms of the activities at the site and field currently, these already occur and can carry on doing so without any planning intervention. A smallholding of twelve sheep is agricultural and the activities involved in carrying for the sheep such a shearing, giving medication and lambing could continue. The addition of a shelter simply provides a more suitable and safe location for these activities to occur inside from the elements. Whilst the building is relatively near the dwellings to the south, it is more than sufficiently far away as to ensure that there is no reason to indicate it would result in any material increase in noise or other affect. No lighting is proposed also, meaning there would be no material affect after dark.

7.4 **Heritage**

- 7.4.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.4.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.4.3 The site is located outside of but near to the Lower Benefield Conservation Area. The nearest boundary to this land is to the south as the main house of Lower Barn, and the properties fronting Causin Way, are within the CA. As such consideration is given to the impact on the setting of the CA.
- 7.4.4 The building itself would be agricultural in appearance and on agricultural land. In this sense it would not introduce a feature that would be out of character with the site. The features of the CA that contribute to its heritage status include older buildings to the south, some of which are listed. The addition of an agricultural building is not considered to have a material impact on the setting of the CA. It is therefore considered to have a neutral impact.

7.5 **Environmental Matters**

- 7.5.1 A field shelter for sheep in itself would not cause any direct environmental impact. The field is in agricultural use and already occupied by sheep which are able to roam within it. Concern has been expressed in a representation that sheep using the shelter may result in an increase in excrement reaching the watercourse nearby. In considering this, it has to be acknowledged that the field is agricultural and can and is occupied by sheep without any planning control. It would appear unreasonable to resist a field shelter for sheep on the basis that a water course may be further affected by excrement.

- 7.5.2 The Council's Environmental Protection Officer has commented on the application and has not objected. In terms of noise, there is no reason to indicate that any noise from within the shelter would be sufficient to reach unacceptable levels at receptor locations of nearby properties. There is separation from the site and the nearby properties and there is no evidence to suggest that the shelter would result in unacceptable noise to nearby properties. There is no reason to indicate the shelter would result in an increase in noise compared to the same activities occurring out in the open. As such the proposal is acceptable in this respect.

Flood Risk and Drainage

- 7.5.3 The site of the proposed field shelter is in Flood Zone 1 (lowest category of land/least likely to flood). The northern part of the field is within Flood Zone 2, but there is a clear separation from the site of the proposal. The building is proposed on an area currently laid with concrete and as such the proposal would not introduce further impermeable surfacing. Taking these factors into account, it is clear that the proposal would have no effect on the drainage of the area.

7.6 Ecology

- 7.6.1 The site forms part of a field in which sheep are kept. There is no indication that the site has any features of ecological significance. The addition of the proposed field shelter would be of benefit to the sheep that it would serve and it is considered that the proposal is acceptable in ecological terms.

8. Other Matters

- 8.1 Neighbour comments: Concern has been expressed that the building may lead to future applications for either agricultural buildings or dwellings. There is no clear logic behind such concerns as the provision of a field shelter for sheep does not cause any further likelihood of development nearby. Additionally, all applications are assessed on their own merits and worries and concerns about future events without any link or evidence to the proposal cannot represent a reason to resist a proposed field shelter. It is however noted that there was local support for the proposal also.
- 8.2 A comment was received which raised concern that the shelter would cause a detrimental impact on their views from their property. Views are not a material planning consideration and there is no legal right for a person to have views across land.
- 8.3 A concern was raised that on other land, other landowners may seek permission for other buildings as a result of the proposed field shelter. This is not deemed a logical reason to resist this proposal and all applications for development are considered on their own merits. There is no reason to indicate this proposed field shelter would have any link or result in a cause for any other land or other development nearby. Should any applications be made in the future, they would be assessed on their own merits.

- 8.4 Concern was raised that on other land nearby there may be future applications for houses due to the potential addition of the field shelter. For the same reasons above, there is no logical link between such developments. All proposals are considered on their own merits, and such speculative concerns cannot be a reason to resist an acceptable development proposal.

9. Conclusion / Planning Balance

- 9.1 The proposed field shelter would have an acceptable impact visually and in terms of the nearby Conservation Area. It would not materially affect the amenities of residential properties, would not materially affect drainage and would have an acceptable impact in terms of noise and odour, given that its presence would not intensify the use of the site. It is considered to comply with the relevant policies of the development plan.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

1. The development shall be begun before the expiration of 3 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.

2. The development hereby permitted shall be used for the purpose of being a sheep shelter and shall be carried out in accordance with the following approved plans, all received on 19 April 2021, except where otherwise stated:

- Location Plan received 25.05.21;
- Proposed Elevations received 08.06.21;
- Site Plan 1:500 received 18.05.21;

Reason: To define the terms of the planning permission and ensuring it is solely used for agricultural purposes.

3. The field shelter hereby permitted shall be constructed using the materials specified on the submitted Application Form, namely timber panels for the walls and black onduline roof sheeting for the roof. The building shall remain constructed in these materials in perpetuity.

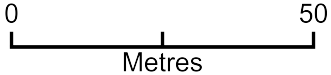
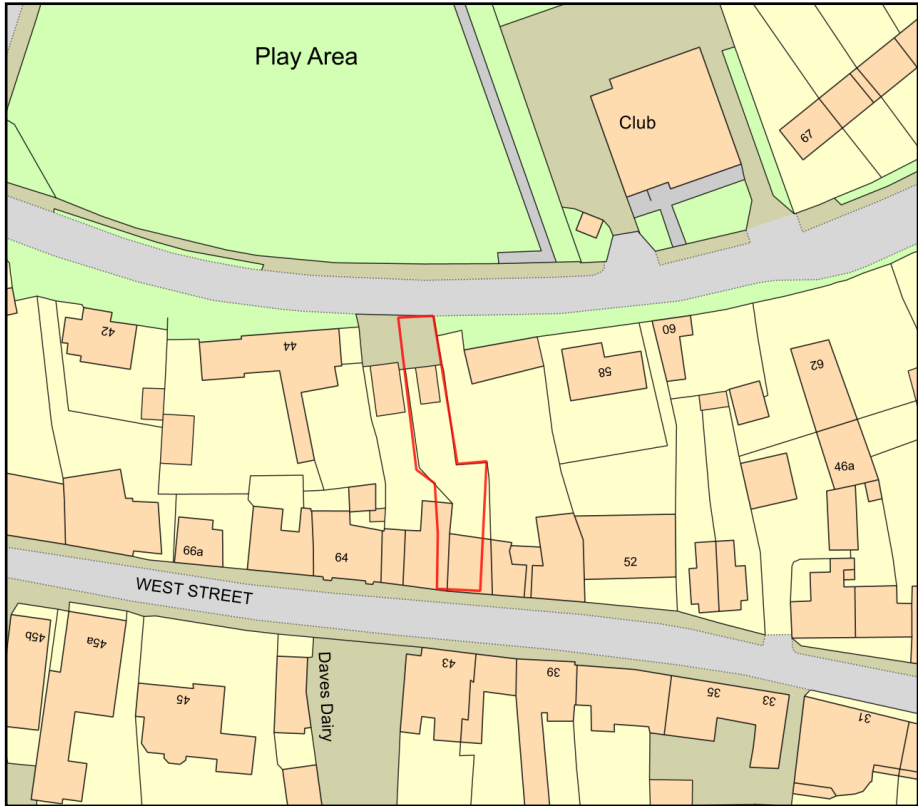
Reason: To ensure the building is as considered and is of an appropriate appearance for the character of the area.

4. The development hereby approved shall not include external lighting, as none is specified on the submitted details. Should external lighting be proposed, planning approval would need to be sought from the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and the impact of the proposed field shelter.

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Location Plan



Plan Produced for: Mr MP and Mrs AJ Morrow
Date Produced: 19 Apr 2021
Plan Reference Number: TQRQM21109111643914
Scale: 1:1250 @ A4

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**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00665/FUL
Case Officer	Jacqui Colbourne
Location	56 West Street, Kings Cliffe, Peterborough, Northamptonshire, PE8 6XA.
Development	Replacement of windows and door to front aspect of house in conservation Article 4 area.
Applicant	Mr M P and Mrs A J Morrow
Agent	N/A
Ward	Oundle
Overall Expiry Date	29 June 2021
Agreed Extension of Time	23 August 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Kings Cliffe Parish Council has objected, and the Officer's recommendation is to approve planning permission.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes the replacement of existing windows with storm-proof casement and a UPVC door with wooden windows and door.

3. Site Description

- 3.1 The application relates to a 3 storey terraced property constructed of stone with a Collyweston slate roof, which is not listed but is located within the Article 4 Conservation Area in Kings Cliffe.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#).

5.1 Kings Cliffe Parish Council

Initial comments:

Objection, The Parish Council would like the applicant to retain the Georgian storm window design in line with the BE1: Sympathetic Design. New development should, where appropriate, respect local character, streetscape and vernacular, through: - Enhancing the character of the street scene or adjoining public realm.

Further comments:

SPECIFIC details as to why the Parish Council object to the replacement windows in the above application on West Street are:

- Removal of the bay window (removal of storm proof casements replacement with flush casements). Need to state WHY? (The Development Manager/Conservation Officer feels it is the removal of a 1980's development with a more in-keeping style of window).
- Astragal bars - not individual panes - objection on the basis that Georgian style windows do NOT have astragal bars (a large pane with bars stuck on), but individual small panes.

5.2 Neighbours / Responses to Publicity

No letters have been received.

5.3 Principal Conservation Officer

No objection to the proposal and supports the removal of the storm proof casements.

5.4 Ecology

No comments received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)

EN1 - Spatial Development Strategy
EN13 - Design of buildings/ Extensions

6.5 Kings Cliffe Neighbourhood Plan (2019)

BE1- Sympathetic Design
BE2 - Enhancing the Built Environment

6.6 Other Relevant Documents

Householder Extensions Supplementary Planning Document (SPD) -
(Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Heritage

7.1 Visual Impact

7.2.1 The application proposes the replacement of the existing wooden, single glazed windows and UPVC front door with wooden double glazed windows and a wooden painted door. It is noted that the application form states the proposed windows and doors will be woodgrain UPVC, however the applicant has confirmed via email that this is not the case.

7.2.2 In light of the above, the works are considered complementary in terms of design and visual impact; furthermore, it is noted that the proposed windows and door would be a significant improvement to what currently exists. The materials are sympathetic, complementary, and are considered acceptable, and can be secured via planning condition.

7.2 Impact on Neighbouring Amenity

- 7.2.1 Overall, the proposal is considered to be of an acceptable design, and there is no impact on the amenities of neighbouring properties which would justify refusing the application given that no new openings are proposed.

7.3 Heritage

- 7.3.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

- 7.3.2 The Principal Conservation Officer has no objections to this proposal, and furthermore is not in favour of retaining the storm-proof casements. Kings Cliffe Parish Council (KCPC) have raised concerns regarding the removal of the storm proof casements, however these are not original features and the Principal Conservation Officer has made it clear that he would not want to see these retained. In addition, KCPC has raised concerns relating to the wooden externally fitted astragal bars which are proposed. It is noted that the dwelling is not listed and that the Principal Conservation Officer has raised no concerns in relation to the use of the astragal bars. In addition, KCPC has objected to the removal of the bay window, however the application does not propose the removal of this and therefore this element has not been considered. Overall, the design is considered an improvement when compared to what is existing, enhancing the character of the street scene in line with Policy BE1 of the Kings Cliffe Neighbourhood Plan.

- 7.3.4 Consideration has been given to the impact of this proposal on the conservation area; it is not considered that the proposed development would cause any harm to the character and appearance of the Kings Cliffe Conservation Area.

8. Other Matters

- 8.1 None

9. Conclusion / Planning Balance

- 9.1 These proposed replacement windows and front door would represent a significant improvement in terms of materials and visual impact when compared to what is existing. The application property is not listed, and it is considered that the proposed development would not cause any harm to the character and appearance of the Kings Cliffe Conservation Area. As such it is considered that the development proposed is acceptable.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. Except where otherwise stipulated by Condition, the application shall be carried out strictly in accordance with the following:

Email from applicant dated 29.06.2021
received by this council 29.06.2021.

Joinery details
received by the Council on 04.05.2021.

Design and Access and Heritage Impact Statement
received by the Council on 20.04.2021.

Reason: In order to clarify the terms of the Planning Permission and to ensure that the development is carried out as permitted.

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