



North
Northamptonshire
Council

Committee Update Report Area Planning Committee (Thrapston) – 16th August 2021 Index of Applications for Consideration

All plans and documents can be viewed using the link [here](#) using the Case Ref. No.

Case Ref. No. and Page No.	Location	Officers Rec.
NE/21/00123/FUL Page 13	19 North Street, Raunds <u>Updates</u> None	GRANT
20/01272/FUL Page 27	Land East of Addington Road, Irthlingborough <u>Updates</u> <u>Additional objection letter</u> <p>An additional letter has been received from a local resident, which has been sent to all Members of the Committee. The letter acknowledges the changes to the site layout but reiterates their concerns over heritage and highway matters, which they are not convinced have been adequately addressed.</p> <p>In particular they point out the proposed 'no parking' order for Addington Road, and contend that planning permission cannot be granted with the proposed condition 5 (page 53), which they view as being reliant on approval being reached with a completely separate body.</p>	GRANT

UPDATE REPORT: Area Planning Committee (Thrapston) – 16th August 2021

Officer response: North Northamptonshire Council is responsible for planning and highway functions, so even though the parking order is a separate process to planning, we are the same body for both processes. This scenario is no different to other conditions where details may not be acceptable, or where there is an issue with a separate process. For example:

- An archaeological dig could result in the discovery of significant remains that could delay or prohibit a development from taking place; and/or
- Part of a development may not comply with Building Regulations; and/or
- A restrictive covenant on the title deeds may prohibit a development from taking place if it is unable to be resolved.

These are not material reasons to prevent planning permissions from being issued and in this case, condition 5 is specifically a pre-commencement condition, to ensure that the process has concluded successfully before any development commences.

Amendment to Condition 3 (Construction Environmental Management Plan)

To include an additional criterion m) to require construction hours to also be agreed.

Queries from Members

Distance between Plot 5 and Manor Mews

The distance from the SE corner of Plot 5 to the NW corner of Manor Mews is 16.6m. **Please note that this is not a direct back-to-back relationship** and that Manor Mews is on higher ground. Its principal outlook will be onto the public open space.

Quantum of public open space

This would be 3,700sqm including the pond, which we consider is usable in this instance (see Para 7.4.1 on P42). This exceeds the requirement for 2,976sqm.

<p>20/01359/FUL</p> <p>Page 63</p>	<p>Land North of Stanion Road, Brigstock</p> <p><u>Updates</u></p> <p><u>Archaeology</u></p> <p>The Principal Archaeological Officer has provided revised comments in which it is noted from the supporting Geophysical Survey that there are no features of archaeological origin onsite and thus the pre-commencement condition suggested (Condition 12) is not required and should not be imposed.</p> <p><u>Amendment to Condition 8 (Highways)</u></p> <p><i>Suggested amended condition:</i></p> <p>No development above slab level shall be carried out until the Local Planning Authority has received confirmation that a formal agreement for the delivery of the off-site highway works has been entered into. Thereafter, unless written consent has been given to any variation, the approved 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), shall be completed prior to the occupation of the first dwelling.</p> <p><u>Amendment to Condition 14 (Biodiversity)</u></p> <p><i>Suggested amended condition:</i></p> <p>Prior to the development above slab level of the development hereby permitted, details of biodiversity enhancement features including nest bricks and fencing with hedgehog holes as well as location and product details 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.</p>	<p>GRANT</p>
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	<p><u>Amendment to Condition 23</u></p> <p>List of approved drawings to be amended to include landscape masterplan.</p> <p><u>Distance between Plot 21 and Nos.4 and 6 Bell Close</u> During the Committee debrief Members sought clarification of the distance between the side elevation of the property on Plot 21 and the rear elevations of Nos. 4 and 6 Bell Close. This is circa 14.8 metres for both properties.</p> <p><u>Dwellings Per Hectare (DPH)</u> During the Committee debrief Members sought clarification of density of the proposed scheme compared to the minimum of 25 dwellings denoted within Policy B3(A) of the Brigstock Neighbourhood Plan 2019. This is respectively 18.4 dph and 13.2 dph.</p>	
<p>NE/21/00539/FUL</p> <p>Page 93</p>	<p>1 Saxon Way, Raunds</p> <p><u>Updates</u></p> <p>None</p>	GRANT
<p>NE/21/00700/FUL</p> <p>Page 103</p>	<p>Lower Farm Barn, Main Street, Lower Benefield</p> <p><u>Updates</u></p> <p>None</p>	GRANT
<p>NE/21/00665/FUL</p> <p>Page 115</p>	<p>56 West Street, Kings Cliffe</p> <p><u>Updates</u></p> <p>None</p>	GRANT