

South Northamptonshire Council

Planning Committee

Minutes of a meeting of the Planning Committee held as a remote meeting on Thursday 1 October 2020 at 2.15 pm.

Present Councillor Richard Dallyn (Chairman)

Councillor Phil Bignell
Councillor Rebecca Breese
Councillor John Budden
Councillor Carole Clarke
Councillor Karen Cooper
Councillor Steven Hollowell
Councillor Martin Johns
Councillor Ken Pritchard
Councillor Mary-Anne Sergison-Brooke
Councillor John Townsend
Councillor Elaine Wiltshire
Councillor Paul Wiltshire

Also Present: Councillor Stephen Clarke, local ward member for Blisworth and Roade for application S/2020/0930/MAO

Apologies for Absence: Councillor Lisa Samiotis

Officers: Jim Newton, Assistant Director: Planning & Economy
Paul Seckington, Senior Manager of Development Management
Peter Gittins, Principal Planning Officer S/2020/0930/MAO
Matthew Barrett, Solicitor
Lesley Farrell, Democratic and Elections Officer
Richard Woods, Democratic Services Officer

2 Declarations of Interest

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

3 Appointment of Vice Chairman

Resolved

- (1) That Councillor Ken Pritchard be appointed Vice-Chairman of the Planning Committee for the municipal year 2020-21.

4 Minutes

The Minutes of the meetings of the Committee held on 3 September 2020 and 16 September 2020 were agreed as a correct record to be signed by the Chairman in due course.

5 Chairman's Announcements

The Chairman made the following announcements:

1. The Chairman reminded Members of the remote meeting etiquette and asked all Members to ensure they complied with the protocol.
2. The Chairman explained that in light of this being a virtual meeting the arrangements for public participation had been slightly amended to facilitate the process whilst still ensuring public participation was possible. A pre-recorded address would be played, or a written statement would be read by the Chairman at the appropriate time in lieu of members of the public speaking in person during the meeting.

6 Proposed Pre-Committee Site Visits (if any)

There were no proposed pre-committee site visits.

7 Land South of Station Road, Blisworth, NN7 3DN

The Committee considered application S/2020/0930/MAO, an outline application for up to 35 (maximum) residential dwellings including access with all other matters reserved at Land South of Station Road, Blisworth, NN7 3DN for Land Allocation Limited.

A pre-recorded address from Viv Hartley, Clerk to Blisworth Parish Council speaking on behalf of Blisworth Parish Council in objection to the application, was played to the Committee.

A pre-recorded address from Christopher Read, a local resident, speaking in objection to the application, was played to the Committee.

Councillor Stephen Clarke, Local Ward Member, addressed the Committee in objection to the application.

The Chairman read out a statement from Leanne Richardson, Agent for the applicant in support of the application.

In reaching its decision the Committee considered the officer's report and presentation, the addresses of the public speakers and the written update.

Resolved

(1) That application S/2020/0930/MAO be refused for the following reasons:

1. The application site lies outside Blisworth, beyond its established built up limits and outside the settlement confines for the village as designated in the adopted South Northamptonshire Local Plan (Part 2). The site therefore lies within open countryside. The adopted Development Plan seeks to meet identified housing needs via an urban-focussed distribution of development which concentrates development primarily in the rural service centres of Brackley and Towcester, whilst limiting development in the remainder of the rural areas in order to promote sustainable growth, reduce the need to travel and to protect the intrinsic character of the countryside and rural area. In this case the application site is detached from the village and does not integrate well with the existing built form of the village, the site surrounds and the character of the area and would therefore result in moderate adverse landscape and visual effects.

The development proposed would therefore conflict with the adopted Development Plan as a whole, in particular Policies SA, S1, S3 and R1 of the adopted West Northamptonshire Joint Core Strategy 2014 and Policies SS1, SS2, and LH1 of the adopted South Northamptonshire Local Plan (Part 2). In addition, it would conflict with paragraph 170 of the National Planning Policy Framework and National Planning Guidance. The Council can demonstrate a 5-year supply of deliverable housing sites (with the appropriate buffer), such that the policies which are most important for determining any application on this site, are not out of date and the presumption under Paragraph 11(d) of the NPPF does not apply. Given the Council's evidenced housing delivery, there is no over-riding need to deliver 2 homes on this site in contravention of the Development Plan. Material planning considerations sufficient to outweigh the provisions of the Development Plan in this instance have not been demonstrated.

2. The proposal will harm the setting of designated Heritage Asset (the Grade II Listed Building at 25-27 (Grafton Villas) Northampton Road due to the loss of the rural agrarian setting; this identified harm is significant, albeit less than substantial. The public benefits of the scheme are not considered to outweigh the harm to the setting of the Listed Building and the proposal is also contrary to Policies HE1, HE5 and HE6 of the adopted South Northamptonshire Local Plan (Part 2).
3. Policies INF 1 and INF 2 of the West Northamptonshire Joint Core Strategy 2014 are concerned with infrastructure and developer contributions, and state that 'developers will be expected, in negotiation with the Local Planning Authority to make provision for related infrastructure and community facilities the need for which arises from the development'. This is consistent with the National Planning Policy

Framework. In the absence of a signed legal undertaking the Council cannot be satisfied that the development proposal would make sufficient provision to mitigate the impacts of the development on existing community services and infrastructure serving the development including early years and primary education infrastructure; affordable housing; public open space; refuse/recycling infrastructure; libraries and primary healthcare infrastructure. The application is therefore contrary to Policies H2, INF 1 and INF 2 of the West Northamptonshire Joint Core Strategy 2014, Policies LH8, INF1 and GS1 of the South Northamptonshire Local Plan (Part 2) and the adopted Supplementary Planning Document 'Developer Contributions' (December 2010).

- (2) That it be further resolved that authority be delegated to the Assistant Director – Planning and Economy to agree the content of a Section 106 Agreement in the event that an appeal was received, and the refusal overturned.

8 **Appeals Progress Report**

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

Resolved

- (1) That the position statement be accepted.

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

There were no items of urgent business.

The meeting closed at 3.21 pm

Chairman:

Date: