

# West Northamptonshire Development Corporation

## Towcester UDA Planning Committee

Held in public on Wednesday 20<sup>th</sup> October 2007

Chair: Mary Burrows

Councillor Stephen Clarke

John Weir

Councillor Robin Digby

Councillor Phil Larratt

Councillor Tony Wilkinson

Attended for all or part of the meeting

Matthew Berry  
Stephen Kelly  
Penny Williams

Major Projects Officer  
Director of Planning and Development  
Committee Manager

7 Members of the public attended the meeting.

### 01/07 Apologies

Apologies were received from Arthur McCutcheon

### 02/07 Declarations of Interest

Councillors Clarke, Digby, and Wilkinson declared personal interests as a County Councillor on items 4 and 5.

Councillor Larratt declared a personal interest in item 5 as the Health and Safety Executive employ him.

### 03/07 Minutes of the meeting held on the 20<sup>th</sup> September 2006

**Resolved:** that these were a correct record of the meeting.

### 04/07 Declarations of interest

There were no declarations of interest.

### 05/07 Application No: 07/0241/FULWNS

The Committee received a report (copies of which had been circulated) from 02 Ltd for the erection of a 17.5 metre high telecommunication monopole supporting 3 no. antennae together with ground based equipment cabinets Towcester Sub Station off London Road Towcester.

The Director of Planning outlined the content of the report and the update sheet.

Christine Williams addressed the Committee to speak against the application. She explained that she was a local resident and that the mast would be detrimental to the area, being only 50m from the rear of some of the neighbouring gardens.

David Allan addressed the Committee to speak against the application. He explained that he was a resident of Jenkinson Road. He explained that there were major concerns regarding the application and its impact on the local area in particular, a health impact assessment should be carried out and that the alternatives had not been fully considered.

Councillor Rosemary Bromwich addressed the Committee to speak on the application. She explained that the key objections from local residents were that it would be in the middle of a future housing development and there was public anxiety regarding the proximity of phone masts to schools. Moreover that there was concern regarding the height of the mast.

Councillor Chris Lofts addressed the Committee to speak on the application. He explained that he was speaking on behalf of Towcester Town Council and that the Council was against the application. He explained that there were three main areas of discontent, these were that there had been an inadequate study of existing sites, loss of amenity to residents living near the application site and the potential impact on future development in that area. He further explained that Towcester already had seven mobile phone masts.

In response to the points raised by the speakers, the Director of Planning and Development explained that a series of studies had been carried out and that the level of emissions from the antennae was within the current safe level. The Director continued to explain to the Committee the standards and guidance that applied to the erection and placement of phone masts. He further explained that the surrounding landscape would help mitigate the impact the phone mast would have on the landscape, moreover that a Health Impact Assessment was not required for emissions of this kind. In response to the possible forthcoming development in Towcester, the Committee were advised that no application had been received and that the application should be considered on its merits. The Director concluded that it was in the public interest that a comprehensive mobile phone network was developed and that this application was within national context.

The Committee discussed in detail the points raised and the advice given by the Director of Planning. In particular, concerns were raised regarding the position of the mast and the potential future impact this could have on development.

The Committee asked that a vote be taken and the result was that four members of the Committee voted for the application and three against.

**Resolved:** that the application be approved subject to conditions outlined in the report and for the following reason.

The proposal is acceptable given its location and its compliance with PPG8 – Telecommunications, Regional Spatial Strategy Policy 4, Northamptonshire County Structure Plan Policy GS5, South Northamptonshire Local Plan Policy G3, EV1, EV31 and South Northamptonshire Council's Supplementary Planning Guidance – Telecommunications (adopted 2002).

**Conditions:**

1. The building hereby permitted shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the local planning authority once the mast and equipment is redundant.

Reason: In the interest of amenity in the surrounding area.

2. No development shall take place until the colour and design of the 17.5 m mini macro pole is agreed with the Local Planning Authority.

Reason: To mitigate the visibility impact of the proposal.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section of the Planning and Compulsory Purchase Act 2004.

06/07 Application No: 07/0188/FULWNS

The Committee received a report (copies of which had been circulated) from Westleigh Developments for 16 office start up units with car parking and landscaping at Plot D, Tove Valley Business Park.

The Major Projects Officer outlined the content of the report and drew the Committee's attention to the additional conditions contained within the update sheet. The Committee discussed the flexibility of the site and the design and landscaping of the units.

**Resolved:** that the application be APPROVED subject to the conditions outlined in the report and the additional conditions included on the update sheet. It should also be subject an appropriate Section 106 Agreement these matters should be delegated to the Planning and Development Director. The Section 106 Agreement should look to secure contributions towards-

Strategic Infrastructure.

Employment

Sustainability

Travel Plan

Transport

Fire and Rescue

Monitoring and Legal Costs

## Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) No development shall take place until samples / details of the materials detailed in drawing GO27-SK010 to be used for the exterior of the buildings hereby permitted (including details of any ironwork / drainage equipment) have been submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

Reason : In the interest of visual amenity and to ensure the development complies with Policy EV1 of the South Northamptonshire Local Plan and Policy GS5 of the Northamptonshire Structure Plan (adopted March 2001).

(3) 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. These details shall include proposed finished levels or contours; means of enclosure; car and cycle parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. 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/densities where appropriate; implementation programme.

Reason : In the interests of visual amenity and to ensure that the development will harmonise with its surroundings and to secure a satisfactory standard of development and to address the concerns raised by the Northamptonshire Wildlife Trust and to secure a satisfactory standard of development.

(4) No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason : In the interests of visual amenity and to ensure that the development will harmonise with its surroundings and to secure a satisfactory standard of development.

(5) 5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development 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 the interest of visual amenity and ensuring that there is satisfactory standard of development in the long term.

(6) No other part of the development shall be commenced until drainage and sewerage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Reasons : To ensure that adequate infrastructure can be provided to the site in accordance with advice from the Environment Agency.

(7) Prior to the commencement of any development on this site ( including site preparation and clearance works ), the Applicant is required to submit for approval by the Planning Authority a methodology for the carrying-out of a suite of appropriate ecological survey work to address the potential issue of protected species - with particular emphasis on bats, reptiles and amphibians - in respect of these development proposals. Prior to the commencement of any development on this site ( including site preparation and clearance works ), the Applicant is required to commission and undertake a suite of appropriate ecological survey work, in respect of potential protected species issues ( with particular emphasis on bats, reptiles and amphibians ) related to these development proposals, and to submit the results of this work, together with any Mitigation Statements that are necessary, to the Local Planning Authority for approval.

Reasons : In the interests of amenity and to safeguard the wildlife merits of the site in accordance with the Northamptonshire Wildlife Trust.

(8) None of the office floorspace hereby permitted shall be occupied until the new access road, access roadway and pedestrian / cycle crossing to the access at the entrance to the site have been constructed in accordance with Drawing no 00-007.

Reason: To ensure that the development is served by safe access to the development in the interest of highway safety and the safety and of amenity users of the adjacent bridleway and footways.

(9) Prior of the commencement of the development, details for the treatment and future management of the hedgerow along the site boundary with the A43 and the cycle / footway shall be submitted to and approved in writing by the

Local Planning Authority. The hedgerows shall be retained thereafter and managed in accordance with the approved management plan. The prominent hedgerow facing the A43 should be retained and details of its height and treatment and a management scheme for its maintenance should be agreed in writing with the local planning authority.

Reason: To ensure that an adequate landscape buffer is given to the development that reflects its location on the edge of the urban area. This is in accordance with the guidance given in "PPS7 – Sustainable Development in Rural Areas".

(10) Notwithstanding the details of the car parking shown on the site layout plan, prior to the commencement of the development, detailed plans showing a revised layout with greater separation to the site boundaries shall be submitted to and agreed in writing by the local planning authority.

Reason: The parking spaces shown intrude into the root and spread of the existing boundary landscaping and should be moved to safeguard the amenity value / screening function of the site edges and ensure the protection of the boundary landscaping.

(11) All surface water from parking and manoeuvring area shall be passed through a petrol interceptor and shall be maintained in accordance with manufacturers guidelines the details of this to be agreed with the local planning authority.

Reason : To prevent pollution to the water environment in accordance with guidance from the Environment Agency and "PPS23: Planning Policy Statement 23: Planning and Pollution Control".

#### 07/07 Standing Orders and Codes of Practice

The Committee received a report (copies of which had been circulated) on the revised Standing Orders and Code of Practice on public speaking. The Committee were advised that the revisions were to give clarification and to unify the Standing Orders for each Committee.

The Committee asked that notice be given to the revised guidance issued by the Standards Board for England.

Resolved: that

1. The proposed amendments to the Standing Orders be agreed.
2. The proposed amendments to the Code of Practice for public speaking be agreed.

#### 08/07 Urgent Business

There was no urgent business.

There being no further business the meeting closed at 19.55 pm

Penny Williams  
Committee Manager

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