

## DAVENTRY TOWN COUNCIL

### Minutes of the Meeting of the Planning & Development Committee (P2503) held at 3, New Street, Daventry on Wednesday, 19<sup>th</sup> February 2025 at 18:30hrs.

**PRESENT:** Phillip Silk-Neilsen (Chair)

**Councillors:**

Ian Adkins  
Stephen Dabbs  
Lynn Jones  
Dawn Branigan  
Ted Nicholl

**IN ATTENDANCE:** Sarah Fox, Deputy Chief Officer (DCO)  
Katie Eaton, Administration Officer

**PUBLIC:** 6 Member of the public  
0 Members of the press

#### OPEN FORUM.

A resident of Drayton Park advised members that they wished to speak in relation to agenda items P2503.7, planning application 2024/4114/FULL AMENDED, at Bank Cottage, 25 Drayton Park, Daventry for the proposed demolition of swimming pool and replacement side and rear extension, demolition of garage and construction of new site extension and front entrance canopy improvements, new vehicular access and gates. The resident advised that they did not wish to stand in the way of the project as they understood that the modifications to the dwelling are to facilitate the future needs of the occupants, however they asked that there be real consideration for the immediate neighbours and that significant efforts be made to fulfil the Drayton Park Development Plan. The resident referred to a previous planning application 2023/5918/FULL for an extension to this property which had been granted permission in 2023 and requested that the Town Council support to insist that the 11 conditions and 2 informatives which formed part of the approval must be fully included in any new permission. The resident advised that they were looking for the new entrance and shared access to fulfil the details designated in the Local Highway Authority response of 31<sup>st</sup> August 202, which suggests a condition is required to permanently block off the existing gate to the shared accessway within three months of the new access being constructed. They also highlighted concerns with the impact on the character of Drayton Park with the proposed widescale removal of trees and shrubs and the introduction of large areas of tarmac in place of landscaping, which would provide provision for 12 cars, which for a 5-bedroom home was excessive. They suggested that the proposed mitigation of 10 new trees was not sufficient and proposed that around the new parking allocation feature landscaping to provide green infrastructure as described in the design statement be introduced. They concluded that they were seeking support from the Town Council to support the need for consideration to be given to the immediate neighbours and to ensure that significant efforts are made to fulfil the Drayton Park Development Plan.

The Chair thanked the residents for highlighting their concerns and advised that the application would be discussed by members under agenda item P2502.7.

#### **P2503.1 PLANNING APPLICATION - 2024/0598/FULL - LAND OFF FARNBOROUGH DRIVE, DAVENTRY.**

Representatives from Stonebond Properties Limited advised that following the decision made by the West Northamptonshire Council North Planning Committee to defer a decision on the application to erect new homes on land off Farnborough Drive following concerns raised in relation to amenity provision for the smaller units, a lack of play areas and the design code. They advised that several revisions have been made to address these concerns, which includes



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the introduction of 2 Local Areas for Play (LAP'S) with connecting footpath, garden space for 3 of the smaller units, and balconies where a garden space was not possible and design code improvements such as weatherboarding for some of the units.

Councillor Dabbs advised that he was in attendance at the West Northamptonshire Council meeting to highlight the Town Council's concerns in regards to the proposed parking provision, which he highlighted had not been addressed through the proposed revisions, with the tandem parking remaining at 30% of the overall allocation and raised concern that a number of the parking spaces were misaligned with the corresponding property which was likely to cause neighbour disputes, he highlighted that changes to the placement of the vegetation in the proposal could resolve this issue.

The representative advised that the intention was to number the plots, and they highlighted that they were having to work to other constraints from the LPA and Highways that would potentially mean that the vegetation highlighted would need to remain as proposed, however they advised that they would take the comments on board and would review the proposal to design out the issues if possible.

The Chair thanked the representatives for their presentation of the proposed revisions.

### **P2503.2 APOLOGIES FOR ABSENCE.**

<b>Councillor</b>	<b>Apologies</b>	<b>Resolved</b>
Katie Thurston	Received and considered	Apologies Approved
Karen Tweedale	Received and considered	Apologies Approved
Glenda Simmonds	Received and considered	Apologies Approved

### **P2503.3 DECLARATION OF INTERESTS.**

None.

### **P2503.4 MINUTES.**

Members reviewed the minutes, and it was

<b>RESOLVED</b>	That the minutes for the Planning & Development meeting held on Wednesday 29 <sup>th</sup> January 2025, be approved, and signed as a correct record.
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### **P2503.5 CORRESPONDENCE.**

The Deputy Chief Officer (DCO) advised that West Northamptonshire Council had given notice of the proposed Road Traffic Regulation Order to extend the current 20mph speed limit to improve the safe movement of traffic in Middlemore and highlighted that the committee at its meeting held on Monday 8<sup>th</sup> January 2025, had resolved to support the proposal.

The DCO advised that she had received confirmation from West Northamptonshire Council's Building Control Street Naming and Numbering Service that following the Town Council's response to the consultation request to provide street name suggestion for Phase 1C of the development known as Malabar Farm, Staverton, Daventry, that they would proceed with Bay Rise, Borage Lane, Teasel Close, Vervain Road and Valerian Drive as the street names for the development of 128 houses.

### **P2503.6 WEST NORTHAMPTONSHIRE COUNCIL NORTH PLANNING COMMITTEE.**

Members noted that the details of planning applications to be considered at the next scheduled meeting of the West Northamptonshire Council North Planning Committee, were yet to be released, members agreed that a member should be appointed should representation be needed.

<b>RESOLVED</b>	That Cllr Dabbs be appointed to attend the West Northamptonshire Council North Planning Committee meeting on Wednesday 5 <sup>th</sup> March 2025, in the event that a planning application be included on the agenda.
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**P2503.7 PLANNING APPLICATIONS, PLANNING DECISIONS AND PLANNING APPEALS.**

Consideration was given to the schedule of planning applications received on which the Council had been invited to comment; on planning applications withdrawn; on planning permissions granted, and applications refused since the last meeting of the Committee.

Application Number	Location	Approved Comments
2024/0598/FULL (AMENDED)	Land off Farnborough Drive Daventry	<p>Daventry Town Council has reviewed the amended application for the proposed development and acknowledges the changes made. However, the Council would like reiterate concerns regarding on-street parking, which continues to be a significant issue in this area. Whilst the on-plot parking provision provided within the development meets highway standards, local knowledge has shown that many households require parking for more than two vehicles, which residents prefer to park outside their homes creating an issue with on-road parking, which has the potential to spill out onto Farnborough Drive, a road that is already experiencing problems with on-road parking preventing buses and other services vehicles from accessing all parts of the development.</p> <p>Additionally, the Town Council is concerned with the misalignment of some allocated parking plots. The positioning of these plots, which are not directly outside of the respective properties, is likely to cause friction among residents. An alternative design approach would mitigate these potential conflicts.</p>
2024/4114/FULL (AMENDED)	Bank Cottage 25 Drayton Park Daventry NN11 8TB	<p>Daventry Town Council has reviewed the amended application and has no objection in principle to the proposed extension to the main dwelling, provided that it complies with the principles contained within the Drayton Park Design Statement, which defines the character of Drayton Park.</p> <p>The Town Council would like to highlight concerns regarding the removal of several trees and substantial shrubs, as well as the introduction of a large of area of tarmac for additional</p>



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		<p>parking which far exceeds the needs of this residential property and requests that consideration be given to ensure that sufficient landscaping is included within the design to mitigate against the environmental impact of such significant removal of vegetation.</p> <p>Should this application be granted the Town Council supports the request from the neighbouring properties:</p> <p>1) That the conditions and informative contained in the planning permission granted against planning application 2023/5918/FULL be applied to this planning application.</p> <p>2) That this includes a condition for the existing route through to the shared access being permanently blocked off, reverting to a single access serving the neighbouring property within three months of the new access being constructed and useable as per the recommendation from the Local Highways Authority dated 31st August 2023.</p>
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**P2503.8 DATE OF NEXT MEETING**

The next meeting of the Committee will be held on Wednesday, 12<sup>th</sup> March 2025.

The meeting closed at 19:10 hrs.

Signed ..... *L. Jones* .....

Date ..... *12/03/2025* .....