

Clerk: Chestnut Cottage, Hackwell ☎ 01926 815499  
Mrs G Bailey Street, Napton on the Hill, 📧 [clerk@naptonparishcouncil.org.uk](mailto:clerk@naptonparishcouncil.org.uk)  
Southam, Warwickshire, CV47

## Minutes for the Planning Meeting of Napton Parish Council 20<sup>th</sup> April 2015

### **Present:**

<b>Chair:</b>	<b>Linda Gooderham</b>	<b>Councillor:</b>	<b>Paul Bayley</b>
<b>Councillor:</b>	<b>Frank Allen</b>	<b>Councillor:</b>	<b>Alison Watson</b>
<b>Councillor:</b>	<b>Gordon Clarke</b>	<b>Councillor:</b>	<b>John Veasey</b>
<b>Clerk:</b>	<b>Gill Bailey</b>	<b>Public:</b>	<b>1</b>

### **1. Apologies for Absence – Noted on Planning Response Sheet**

There were no apologies received.

### **2. Declaration of Personal or Disclosable Pecuniary Interests –**

*Councillors are minded that they must act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their families, a friend or close associate*

To Receive any written Requests for Disclosable Pecuniary Interests Dispensations.

### **3. Planning**

3.1	<p><b>Applications Pending a decision by S.D.C.:</b></p> <p><b>08/00410/OUT</b> – Brockhall Village (Tern Hill) Ltd – Napton Brickworks – Proposed reclamation and redevelopment of derelict site to provide mixed use development.</p> <p><b>14/00365/FUL</b> – Ms L McLaughlin – Home Farm Stables, Tomlow Road, Stockton – Proposed erection of one rural worker’s dwelling.</p> <p><b>14/00067/FUL</b> – Mr B Hallett – Land Opp Myers Bridge Farm, Daventry Road, Southam. Proposed lean-to extension to existing barn for storage purposes.</p> <p><b>14/02440/VARY</b> – Noralle Traditional Country Homes Ltd – Land Off Priors Marston Road. Variation of Condition 2 on 13/00794/FUL (to allow minor alterations to individual plot types 1-12 and 17-20) for demolition of existing buildings and development of 8 affordable houses and 12 local market houses with associated access roads off Priors Marston Road, hard and soft landscaping, parking and other associated works including a balancing pond.</p> <p><b>14/03169/FUL</b> – Bloor Homes Limited – Land Off, Stockton Road, Napton – Full application for the erection of 43 dwellings (15 affordable), new access (to Napton Road), open space, landscaping and associated infrastructure.</p> <p><b>14/03243/FUL</b> – Mr R Bagshaw – Napton Fields Farm, Daventry Road, Southam – Proposed conversion of existing agricultural barns to 2 no. holiday lets.</p> <p><b>14/03503/LDE</b> – Ms F Dean – New Zealand Farm, Stockton - Construction and completion of timber cabin without planning permission in excess of four years ago and residential use as a separate independent C3 dwelling house for a continuous period of four years or more.</p> <p><b>15/00035/FUL</b> – Mr &amp; Mrs P Martino – Bridge Nursery, Tomlow Road, Napton – Change of Use of Agricultural building to C3 Dwelling with external alterations and driveway</p> <p><b>15/00637/FUL</b> – Mr &amp; Mrs N and C Rock – The Rosary, Rose Lane, Napton – The erection of a new bungalow and detached garage.</p> <p>15/00747/VARY – Mrs L Goring – Land off Priors Marston Road, Napton – Variation to Plots 13-20 to accommodate changes made to engineering works.</p> <p><b>15/00779/FUL</b> – Dr J Lawrence, Crown Inn, High Street, Napton – Proposed change of use of existing public house (Use Class A4) to a single dwelling (Use Class C3) with the retention of existing kitchen for social enterprise. See Appendix A.</p> <p><b>Consultation :</b>          Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011          Proposed development of 250,000 Bird Broiler Farm, Priors Hardwick - EIA SCOPING REQUEST</p> <p><b>New Applications Received:</b></p> <p><b>15/00650/FUL</b> – Mr A Dollar, The Paddocks, Shuckburgh Road, Napton – Erection of new barn for storage purposes and change of use of adjoining stable buildings for storage use.</p> <p>Cllr Gooderham invited the applicant, Mr Dollar if he would like to speak in support of his application. Mr Dollar responded by saying that he was seeking permission for the erection of a new barn for storage purposes and a change of the existing use class. Cllr Watson asked Mr Dollar what his intention was with the kind of storage and he said that he utilised part of the buildings himself for the storage of materials related to his business and rented out part of the space for commercial storage. Concerns were expressed from Cllr’s regarding the existing classification of the buildings and whether they should only be used for agricultural storage.</p>	<p><b>Outline Permission Granted Permission</b></p> <p><b>Permission</b></p> <p><b>Pending</b></p> <p><b>Pending</b></p> <p><b>Permission</b></p> <p><b>Permission</b></p> <p><b>Pending</b></p> <p><b>Pending</b></p> <p><b>Pending</b></p> <p><b>Pending</b></p>
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**4. Any new business considered urgent by the Chairman  
There was no business considered urgent.**

**5. Date of Forthcoming Meetings – 11<sup>th</sup> May 2015** – Planning, Annual Parish Council & Ordinary Meetings

All planning applications, determined and pending, are available to view on the SDC Planning Applications page <http://apps.stratford.gov.uk/eplanning/> or by contacting the Parish Clerk on 01926 815499 or by email on [clerk@naptonparishcouncil.org.uk](mailto:clerk@naptonparishcouncil.org.uk).

## **Appendix A**

Councillor's held a general discussion regarding the Crown Inn and their planning response in respect of the Viability report contained in the application pack.

Cllr Clarke advised that he had looked through the Viability Report in the application pack and had commented and made observations regarding the document, which he had circulated to all Cllr's and the Clerk. Cllr Clarke went on to say that he had spoken to a prospective purchaser of the Crown who may be able to provide his own viability figures and he would like to run it as a family pub business.

Cllr's aired their concerns about the prospective change of use as follows :

- Due to poor and inadequate maintenance by the owners, Punch Taverns, the Crown was deliberately run down and tenants placed who could barely 'manage' the Pub.
- The current owners bought a public house at risk
- Cllr Allen advised that there were objections on the SDC web site and he had gained 30 signatures to register the Crown as a Community Asset.
- Mr Ron O'Reilly (The owner of The Bridge) said that he felt the Viability Report would be based on the barrelage figures on a pub that was tenanted. He went on to say that once a tenant leaves, Punch Taverns transfer the property to a Holding Company.
- Mr O'Reilly asked if the Crown had a Function Room and could cater for committee functions, small weddings etc and Cllr Clarke responded and said that it did have a Room used for functions.
- It was pointed out that there are no community facilities at either the Folly or the Kings Head Public Houses.

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- The Crown hosted meetings and is an integral part of the street scene and the centre of village life. If Napton loses the Crown, it will be a permanent loss to the community.
- Following a discussion, it was agreed that Napton Parish Council counter argue the Viability Report.
- The Clerk was requested to contact the planner and request a copy of Appendix A, the Pre-Application advice which should have been attached to the application documents.