

NAPTON PARISH COUNCIL PLANNING MEETING.

19th December 2015

Napton Village Hall. 11.00am

MINUTES

Item 1

Present:

Napton Parish Councillors, John Veasey (Vice-Chairman of the Council and Chairman for this meeting), Jackie Alsop, Richard Woodcock, Gordon Clarke.

Temporary Clerk to the Parish Council, Malcolm Thomas (Minutes for this meeting)

Clerk to the Parish Council, Jayne Warman.

Mr Brian Hallett. Applicant for Ref.15/03926/FUL (To speak on the application)

Mark Collins & Veronica Hill. Property owners neighbouring Ref. 15/04173/OUT (To speak on the application)

1 Villager

Apologies:

Napton Parish Councillors Linda Gooderham (Chairman) & Bernard Alsop

Stratford District Councillor Chris Williams

Item 2

Declaration of Personal or Disclosable Pecuniary Interest.

Cllr Jackie Alsop on Ref. 15/04240/AGNOT & Ref. 15/04310/COUO

Item 3

Planning Applications & Decisions (Stratford District Council).

Applications

A)

Ref. 15/03926/FUL

Proposed Extension to existing barn for additional storage purposes and proposed widening of site access.

Location The Rookery, Daventry Road, Southam

Applicant Mr Brian Hallett

The Chairman invited Mr Hallett to speak on his application. He was reminded that he must limit his remarks to three minutes.

Mr Hallett said that he had been running his logs and kindling business from the site without comment from the Stratford District Enforcement officer on his visits to the site.

The SDC officer now required that he remove the various items of machinery from the site or put them in his barn. This is why he wanted to extend the barn-- to house the machinery.

He said that he wanted the roadside access and gate widened so that he could swing straight off the road with a tractor and trailer without having to stop and manoeuvre on the road.

Councillors questioned Mr. Hallett on the widening of the access as Mr Hallett had said that it was just the gate and roadside access that he needed widening whereas the submitted plans showed the access widened for the whole length of the site-- from the road to the buildings.

Mr Hallett confirmed that it was just the roadside access and gate that he wanted widened. However, Councillors commented that they could only determine their response on the drawings before them.

It was also commented on that the original use of the barns had been applied for to house sheep. It had then been used for the log and kindling business and this latest application for machinery storage may be a change of use from agricultural to light industrial.

It was proposed by Cllr Woodcock and seconded by Cllr Veasey that the Parish Council object to the application on the grounds that the drawing shows an extended drive width from road to buildings, not just at the access point, and that the extended barns will constitute a change of use for the site.

An alternative proposal by Cllr Clarke and seconded by Cllr Alsop proposed that the application be supported with an added comment on the response to the Stratford District Planning officer that the widened drive is not supported.

The proposal to object to the application was carried with the Chairman's casting vote.

B)

Ref. 15/04240/AGNOT

Proposed Store for 2 tractors

Location Brook End Farm, Chapel Green, Napton

Applicant Mr Roger Alsop

Having declared an 'Interest' Cllr Alsop left the room for this item.

It was pointed out that a similar application for this site had recently been before Napton Parish Council and the Council had recorded 'No Comment'. This re-application was due to the fact that Stratford District Council had requested that the proposed Store be re-positioned slightly.

It was proposed by Cllr Woodcock and seconded by Cllr Veasey and carried that the response be 'No Comment'.

Cllr Alsop returned to the meeting.

C)

Ref.15/04173/OUT

Proposed Outline application (with all matters reserved) for the erection of 4 detached dwellinghouses with associated highway access.

Location Land to the South of A425, Southam Rd. Napton

Applicant Mr & Mrs Southcott

The Chairman invited Mark Collins & Veronica Hill to speak on this application. He reminded them that they must limit their remarks to three minutes.

Mark Collins & Veronica Hill live in an adjacent property to the application site and they object to the application.

They have 11 windows facing the site and the elevated nature of the site would result in a lack of

privacy.

They pointed out how dangerous the road was at that location and the vehicular activity from an extra 4 houses accessing the highway would increase that danger.

During the discussion one Councillor's opinion was that this site was a gap in the ribbon development out of the village and as past discussions on development in the village had generally been against building estates, this small development was ideal as a 'windfall site'.

The discussion by Councillors centred mainly on vehicular and pedestrian movements from the site. It was considered that the sustainability objections by the Parish Council, and upheld by Stratford District Council, to the Bloor site nearer the village must surely relate to this site.

One proposal, to support the application whilst recording concerns on the access was unsuccessful due to the lack of a seconder.

Cll Veasey then proposed that the Parish Council object to the proposal on the grounds of Sustainability, Access & Design. This was seconded by Cllr. Alsop and carried.

D)

Ref 15/04272/FUL

Proposed Bow window and replacement porch.

Location 6 Howcombe Lane, Napton.

Applicant Mr & Mrs Bailey

It was proposed by Cllr Veasey, seconded by Cllr Woodcock and carried that Napton Parish Council make 'No Representation'.

E)

Ref 15/04310/COUO

Proposed Change of use of existing office (B1) to create a new dwelling.

Location Brooklands Barn, Folly Lane, Napton.

Applicant Messrs D & J Alsop

Having declared an 'Interest' Cllr Alsop left the room for this item.

It was proposed by Cllr Woodcock, seconded by Cllr Veasey and carried that Napton Parish Council make 'No Comment'.

Cllr. Alsop returned to the meeting.

Decisions

Ref 15/03628/COUQ

Permission granted for prior approval for the change of use of agricultural building to 1 no. dwelling house under Class (Qa)

Location Napton Holt Farm, Holt Road, Napton

Applicant Mr R Steele

Notice of Appeal

Ref 15/01768/COUQ Permission refused by Stratford District Council.

Appeal against that decision to Planning Inspectorate

Appeal ref. APP/J3720/W/15/3139210

Proposal Prior approval notification of change of use (Class Q(a)) of agricultural building to residential use (one dwelling totalling 102 sq m)

Location Agricultural Building, Shuckburgh Road, Napton.

Appeal by Mr T Bostock

Item 4

Any new business considered urgent by the Chairman

There was none

The Chairman closed the meeting at 12.20 pm.

Item 5

Date of forthcoming Meetings

January 4th 2016 Finance Meeting.

February 1st 2016 Parish Council Meeting.

Signed.....

Date.....