



NAPTON ON THE HILL PARISH COUNCIL

**Planning meeting. Friday 16th June 2017
Napton Village Hall at 7.30pm
Minutes**

- 1. Present:** Councillors Veasey (chair), Clarke, Alsop, Featherstone, Woodcock. Clerk J. Warman
- 2. Apologies for Absence:** Councillor Gooderham
- 3. Declaration of Personal or Disclosable Pecuniary Interests:** Taken by item
- 4. Comments and Questions from the Public:** There was a question regarding how the information about the meeting had been publicised. The Clerk advised that she had placed notices in the usual places i.e. parish notice board, post office, and website and had sent a copy of the agenda to those on her circulation list.

5. Planning applications:

Application(s) reference: 17/01558/FUL

Proposed : Retrospective consent for installation of decking to the rear
At : Meadow View, Dog Lane, Napton-on-the-Hill, Southam CV47
8LT
For : Mr Christopher Parsons

Councillors made the following comments:

- The decking to the rear of the property is not visible to any other properties with the exception of the neighbouring house which also has a similar decking area.
- The decking provides a safe outdoor space for the family who have a disabled child.

Parish Council agreed to support the application. Proposed Cllr Veasey, seconded Cllr Alsop. All in favour

Application(s) reference: 17/01444/FUL

Proposed : Erection of one dwelling
At : Land Adjacent to Field House, Daventry Road, Southam, CV47
1NN
For : Mr And Mrs James Frogley

Councillors made the following comments

- NPC supported the original application for a bungalow(14/02755/FUL)
- SDC Officers recommended refusal on the basis that it was development in open countryside but the decision was overturned at committee.

- There was some concern that this was development in open countryside but the proposal is on brownfield land.
- It is the same footprint as the bungalow already approved
- The roof height will only increase by approx. 1m

The Parish Council agreed to support the application. Proposed Cllr Woodcock, seconded Cllr Featherstone. All in favour

Application(s) reference: 17/01065/LDE

Proposed : Forestry Business, sales of logs and kindling
 At : Land Opp Myers Bridge Farm, Daventry Road, Southam,
 For : Mr Brian Hallett

Councillors made the following comments: -

- The Parish Council **does not have** evidence that the applicant has been operating a logs and kindling business on the site for any significant period of time.
- In 2012 an application (12/02572/FUL retrospective) was granted for a barn for the storage of hay and straw and seasonal lambing work. At that time, no mention was made of a logs and kindling business.
- Given that there have been several enforcement issues on the site SDC officers should be aware of any evidence of a logs and kindling business.

The Parish Council agreed to send the above comments to Stratford. Proposed Cllr Veasey, seconded Cllr Clarke. All in favour

Application(s) reference: 17/01077/REM

Proposed : Reserved matters (access, appearance, landscaping and layout) pursuant to outline permission 15/04173/OUT
 At : Land to The South of A425, Southam Road, Napton-On-The-Hill, CV47 8NG
 For : Browns Developments Limited

Councillors made the following comments: -

- The houses are too large and urban in design.
- The original application was for 4 two storey dwellings. The current proposal shows properties with living accommodation on 3 floors which appear to have much higher roof levels than the adjacent properties.
- There is insufficient variation in the design of the properties. The existing properties along the Southam Road form a mixed ribbon development of sizes and designs with no 2 buildings being alike.
- In the original application, the copse on the site was to be retained. This application shows the removal of the copse which is then replaced by the SUDS

Additional comments

NPC has concerns about the proposals for dealing with sewerage. It is not clear that the bio disc has sufficient capacity and there is concern that it empties into the ditch

There appear to be 2 access roads being created into the field behind the houses.

There is no safe cycle or walking route into the village which runs counter to the sustainability principles set out in the Core Strategy. There is a line indicated on plan 425/PO6 which may be a footpath on the opposite side of the road to the site. If this is the case the crossing point proposed is wholly inappropriate as the area is dangerous and there was in fact a fatality on the road at that point some years ago. As a minimum, a safe refuge would be required.

The provision of large 3 storey dwellings is not supported by the Council's Parish Plan (para 1.2 & 1.3)

The Parish Council agreed to reject the application. Proposed Cllr Veasey, seconded Cllr Featherstone. All in favour

Application(s) reference: 17/01166/FUL

Councillor Woodcock declared an interest in this application and left the meeting at this point.

Proposed : Erection of ancillary accommodation to be used in connection with Oakwood Cottage including change of use of part of land from agricultural to domestic (part retrospective)
At : Oakwood Cottage, School Hill, Napton-On-The-Hill, CV47 8NN
For : Mrs A Watson

Councillors made the following comments: -

- The existing stable block is outside the building line.
- From initial discussions re the emerging NDP it would seem there is a strong desire to keep the land around the Church free from development.
- Whilst the Parish Council recognises that permission has been granted for a stable block it is concerned that if permission is given to change the use from a stable block into a residential dwelling (albeit ancillary) it would set a precedent and make it more difficult to defend future applications above the existing building line.
- An application for a dwelling was refused in a similar position on an adjacent piece of land in 2012

The Parish Council agreed to reject the application on the basis that it might set a precedent for future residential development beyond the existing building line.

Proposed Cllr Clarke, seconded Cllr Alsop. All in favour

Signed.....

Date