



## **NAPTON ON THE HILL PARISH COUNCIL**

**Wednesday 29<sup>th</sup> August 2018 at 7.30pm in Napton Village Hall.**

### **PLANNING MEETING**

#### **Minutes**

Present Cllrs Veasey, Heaf, Alsop, Woodcock, Gooderham and Clarke. J. Warman (Clerk). 5 members of the public were also present.

- 1. Apologies for Absence:** Cllrs Williams and Crump
- 2. Declaration of Personal or Disclosable Pecuniary Interests.** Taken by item
- 3. Comments and Questions from the Public:** None
- 4. Planning Matters:** Cllrs Alsop and Gooderham declared an interest in the 2 applications relating to the site off Howcombe Lane. It was therefore decided to take these 2 items first. Cllrs Gooderham and Alsop left the room and Cllr Veasey took the chair.

#### ***Application(s) reference: 17/02591/OUT***

Planning Inspectorate Reference Number: APP/J3720/W/18/3203554

**Appeal by** : Mr M Warner

**Site at** : Land Adjacent To The Bungalow, Howcombe Lane, Napton-on-the-Hill,

**Proposal** : Outline application (all matters reserved) for the erection of 7no. dwellings at the land Adjacent to The Bungalow, Howcombe Lane.

It was **resolved** to reiterate the Council's original objections to the application and to make the following additional comments:-

- The word "footpath" should be replaced with the word "pavement"
- The well-established draft NDP contains a policy which states that new developments must provide adequate parking for both residents **and visitors**.
- The site is outside the BUAB. Whilst this is technically still in draft it has been approved by SDC cabinet and is now in the final stages of consultation. The BUAB has been concurred by Napton Parish Council and by the NDP group and neither group anticipates any changes in the foreseeable future
- The proposal does not meet the needs identified in the recently adopted Housing Needs Survey (dated March 18).

**Application(s) reference: 18/01874/OUT**

Proposed : Outline application, with all matters reserved for the erection of 8no. dwellings  
At : Land Adjacent To The Bungalow, Howcombe Lane, Napton-on-the-Hill,  
For : Mr M Warner

It was **resolved** to object to the application for the following reasons:-

**Traffic and highways**

- There are significant concerns about the Highways impact of the proposal.
- The entrance point of the proposed development is at the narrowest part of Howcombe Lane
- Howcombe Lane has no pavement and is already a difficult road for pedestrians to use. Any increase in the number of traffic movements will only exacerbate the situation, additionally residents of this new proposed development will have no safe route to access the village pavement network.
- Whilst there is provision for residents' parking plus 2 guest spaces Napton Parish Council does not believe this caters adequately for visitors and there is concern that this will result in cars parking on Howcombe Lane, an area which already experiences parking difficulties.
- The well-established draft NDP contains a policy which states that new developments must provide adequate parking for both residents **and visitors**.

**Visual impact**

- As a result of the elevated nature of the site the proposed new dwellings will overlook a number of existing properties and will have a negative impact on their privacy and levels of light which is in conflict with Core Strategy policy CS9
- Napton is in a special landscape area. The site is prominent in the landscape and the proposed development is felt to have a negative impact on the views and amenity of the area which is in conflict with Core Strategy Policy CS 12
- There are concerns amongst villagers about the loss of green space within the village envelop.

**Other comments**

- The site is outside the BUAB. Whilst this is technically still in draft it has been approved by SDC cabinet and is now in the final stages of consultation. The BUAB has been concurred by Napton Parish Council and by the NDP group and neither group anticipates any changes in the foreseeable future

- The proposal does not meet the needs identified in the recently adopted Housing Needs Survey (dated March 18).

**Application(s) reference: 17/03387/FUL**

Planning Inspectorate Reference Number: APP/J3720/W/18/3206903

**Appeal by** : Dr F Dean  
**Site at** : New Zealand Farm , Napton Road, Stockton, CV47 8HU  
**Proposal** : Construction of replacement dormer bungalow for the existing dwellinghouse known as, The Timber Cabin

It was **resolved** to make no further comment on this application. The Council's original objection still stands.

**Application(s) reference: 18/02300/COUQ**

**Proposed** : Change of use of building to 1 no. dwelling house.  
**At** : Agricultural Building, Shuckburgh Road, Napton-on-the-Hill,  
**For** : Mr T Bostock

It was **resolved** to make the following comments:-

- The Parish Council believes that building works have started on the site and therefore questions whether the application can be dealt with as a COUQ
- The location is undesirable for a dwelling and will have a negative impact on the landscape
- The Parish Council believes that the existing structure consists of 4 posts and a roof only.
- The proposed location lies within one of the "protected views" identified in the emerging Neighbourhood Development Plan

**Application(s) reference: 18/02272/COUQ**

**Proposed** : Agricultural Barn last used as a Dairy Unit and for the storage of agricultural machinery and food stuffs in association with existing agricultural holding.  
**At** : Land And Building Off Church Road, Napton-on-the-Hill, ,  
**For** : Mr Trevor Eadon

It was **resolved** not to comment on this application

**Application for discharge of conditions ref No: DISCN/00296/18**

**At** : Holroyd House Farm, Napton-on-the-Hill, Southam, CV47 8NY .  
**For** : Mr Colin Smith

O.S. Grid Reference : E: 446195 N: 260690

*Related Application Reference: 16/03522/FUL*

It was **resolved** to support the use of the materials suggested.

**5. Dates of future meetings:** It was **resolved** to move the date of the November meeting to 6<sup>th</sup> of the month

**Signed** .....

**Date**.....