



NAPTON ON THE HILL PARISH COUNCIL

Sunday 16th December 2018 at 1.30pm in Napton Village Hall.

Minutes

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

- 1. Apologies for Absence:** Cllr Ben Heaf
- 2. Declaration of Personal or Disclosable Pecuniary Interests.** Taken by item
- 3. Filming and recording of meetings:** The public were informed of the rules
- 4. Comments and Questions from the Public:** Taken by item
- 5. Planning Matters:**

Before discussion started on the applications for the Woods the Clerk explained that SDC planners had advised that the 2 applications for the location should be discussed separately as one could potentially impact upon the other.

With this in mind it was resolved to revise the order of the agenda to consider these 2 applications in reverse order to reflect the dates of determination.

Cllr Gooderham queried whether or not she had an interest to declare in the 2 applications relating to The Woods as she was involved in the sale of the property to the current owner. As she has now retired from work as an Estate Agent and as these applications could not have been foreseen at the time of sale, it was agreed that there was no interest to declare.

Application(s) reference: 18/03425/FUL

Proposed : Erection of two-storey detached three bedroom house

At : The Woods, Vicarage Road, Napton-On-The-Hill, CV47 8NA

For : Mr Andrew Bowman Shaw

Comments from the public:

The applicant explained that the proposal was a modern design with living space located on the upper floors to maximise the views. It is an open design with stone and cedar cladding. He explained that there was a single parking space proposed for the existing property **and** the new build although this was not clear from the plans provided by SDC.

Another Parishioner stated that whilst the design of the property is not traditional it should not be rejected out of hand.

Councillor comments:

The number of car parking spaces does not meet the requirements specified in SDC's supplementary planning guidance of min of 2 spaces for new properties of up to 3 bedrooms.

There is concern that the proposed vision splay could be blocked/impeded by the proposed parking bay for the existing property, The Woods.

The design is deemed inappropriate for the location given that many of the surrounding properties are of a traditional brick and stone design and that some are also listed.

The property is in an area where traffic comes from several directions and at a point where the road narrows.

The comment from WCC highways dept states that there is informal parking available in the layby opposite but it should be pointed out that there is a bus stop in this layby.

It was **resolved** to object to this application on the grounds that

- it does not meet the requirements in terms of parking and there is a question mark about whether the informal layby opposite could be used, given that it contains a bus stop
- The area sees a significant number of traffic movements each day and the road narrows close by
- The proposal is incompatible with the location in terms of materials and design given that it is in an area of traditional brick dwellings and is close to 2 listed buildings.

Application(s) reference: 18/03445/FUL

Proposed : Double Storey rear extension to existing cottage

At : The Woods, Vicarage Road, Napton-On-The-Hill, CV47 8NA

For : Mr Andrew Bowman Shaw

Cllr comments

The property adjacent to The Woods has been significantly extended.

There is a lack of clarity about the number of parking spaces associated with this proposal. The current property has one space and it was agreed that this must be retained.

There are concerns about the vision splay as the property lies on the brow of a hill and at a point where the road narrows.

It was **resolved** to support the application **on condition that** the current parking space is retained and subject to approval by WCC highways.

Application(s) reference: 18/03473/FUL

Proposed : Erection of single detached dwelling house with associated highway access

At : Land North Of Church Road, Napton-on-the-Hill, ,

For : Messrs S & J Cowper

Councillor comments.

The Built up Area Boundary (BUAB) does seem illogical at this point but it has been agreed by NPC and is included within the emerging Neighbourhood Development Plan.

The application could result in some improvements to Church Lane

It was **resolved** to object to this application as it lies outside the BUAB, it does not meet the requirements specified in the Council's Housing Needs Survey and there is no evidence that it is a Community Led scheme. 4 councillors voted in favour of the motion. Cllr Woodcock abstained.

DRAFT