



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

**Tuesday 29<sup>th</sup> January 2019 at 7.30pm in Napton Village Hall  
Jubilee Room**

### **SPECIAL PLANNING MEETING**

#### **Minutes**

**Present:** Cllrs Heaf, Clarke, Veasey (chair), Gooderham and Alsop. J. Warman (Clerk). Nick Hardy and Kate Green GVA. 15 parishioners were also present.

- 1. Apologies for Absence:** Received from Cllr Woodcock and District Councillor Williams.
- 2. Declaration of Personal or Disclosable Pecuniary Interests:** None were received
- 3. Filming and recording of meetings:** The meeting was made aware of the rules
- 4. Planning Matters:**  
***Application(s) reference: 18/03435/OUT***

Outline Application for the development of up to 100 residential dwellings (Use Class C3), with means of site access from A425 at the northern boundary of the site and pedestrian/cycle and emergency access from Brickyard Road at the southern boundary. All other matters (layout, scale, appearance and landscaping) are reserved for subsequent approval; open space; earthworks to facilitate surface water drainage; and all other ancillary and enabling works.

At : Former Napton Brickworks, Brickyard Road, Napton-on-the-Hill,

For : St Philips Land Ltd

A short verbal report was provided by GVA setting out the key features of the proposal. The meeting was reminded that the application is at outline stage only and that all other matters (see above) will be determined at detailed application stage.

**Comments and Questions from the Public:** The following comments were made:-

- There is a need to improve the site and to attempt to reduce Anti Social Behaviour
- St Lawrence School has a capacity of 210. There are currently 191 pupils on role. This has implications for traffic management

- Thus far there has been no dialogue between the applicant and the developers. The school would wish to be considered in any future negotiations relating to CIL funding.
- It was pointed out that there were 3 previous applications on the site in 1992, 1996 and 2008. It is believed that one application for industrial units is extant.
- The layout of the site is unimaginative
- Concerns were raised about the capacity of the sewer network to cope with the additional demand which would be generated by 100 additional homes.
- Concerns were raised that the number of dwellings has now increased from 80 to 100.
- The application may result in a negative impact on the landscape
- The developer was encouraged to try and be more innovative in relation to environmental issues.
- There is frustration that any houses built on the site will not count towards the Council's notional allocation as a Local Service Village. It was suggested that this may not in fact be the case and that the Parish Council should explore this matter further with SDC.

The Clerk explained that she had spoken to SDC and in view of the large and complex nature of the application it would not be inappropriate for the Parish Council to refrain from making a decision at this stage and to simply submit a list of comments/questions/concerns that they wished to see addressed.

Cllr Veasey proposed that the Council neither support nor object at this time but submit a list of issues to be addressed. This was seconded by Cllr Gooderham. All in favour. A list of the comments are available to view on the SDC website

Signed.....

Date.....