



NAPTON ON THE HILL PARISH COUNCIL

**Monday 9th September 2019
Jubilee Room
Napton Village Hall 7.30pm
Minutes**

Present: Cllrs Alsop (chair), Veasey, Woodcock, Clarke and Gooderham. District Cllr Rock. J. Warman (clerk). 15 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 meeting was made aware of the rules
- 4. Comments and Questions from the Public:**
 - The Council was asked if the consultation results and draft NDP were in the public domain. It was agreed that a summary of the consultation results will be uploaded to the PC website. Once the NDP draft has been approved for the next phase of consultation it will be also available on the PC
 - The Council was asked whether it would consider undertaking an impact analysis relating to the Brickworks site. The Chair confirmed that this would be considered once we have a more detailed application to consider.
 - There was a question about why any development at the Brickworks would not contribute towards Napton's housing numbers. This issue was explained in more detail under item 7 – Built Up Area Boundary

5. Planning matters

Application(s) reference: 19/02467/AGNOT

Proposed: Agricultural Building , Steel superstructure, Box Profile Platisol coated steel sheeting, 100mm Concrete Panels (or blockwork) to a height of 2000, cement roof, Natural Grey finish (10% GRP rooflights)

At: The Breaches, Tomlow Road, Stockton,

For: Mr Toby Heason

It was resolved to make no comment

Application(s) reference: 19/01920/FUL

Proposed: Change of use and conversion of redundant barn/stable block to 3 bedroom holiday let

At: Land Off, Tomlow Road, Stockton,

For: Mrs Victoria Flanagan

It was resolved to support this application but with a condition that it should only be used as a holiday let.

6. Napton Brickworks village survey: The chair gave a summary of the key findings from the recent questionnaire

- 115 responses were received, this equates to a 25% response rate.
- On balance people felt it was important to develop the site
- There is a strong desire from the community to protect the ecology of the site
- There is a recognition that any development on the site would inevitably be separate from Napton
- On average people felt that approx 65 dwellings would be an appropriate number for the site
- Development should largely be restricted to previously developed land
- Key concerns were around traffic and the impact on the ecology

7. Site Allocations Plan: Councillors debated the proposals contained within the Site Allocations Plan (SAP) consultation draft and agreed the following comments should be fed back to SDC

- **Napton Brickworks.**
 - The maximum number of dwellings on the site should be 80
 - Development should largely be restricted to previously developed land
 - Mitigation measures should be put in place to prevent anti-social behaviour, in particular off road cycling
 - A full equipped children's play area should be provided within the public open space
 - Measures should be taken to minimise any negative impact on the ecology and environmental concerns such as light/ noise pollution should be adequately addressed.
 - A management plan for the nature reserve should be put in place in perpetuity
 - 2 crossing points should be provided on the A425
 - The landscape assessment should be undertaken in order to ensure the development minimises the impact on the rural setting
 - There should be an aspiration and therefore efforts made to ensure , that any development on the site becomes part of the Napton community.
- **Proposed BUAB**
 - It was explained that the BUAB has been developed by SDC – the purpose being to define the extent of the existing developed area within a village. A proposed boundary for Napton was put forward by the Local Planning Authority (SDC) last year. Since then SDC have revised the criteria which sets out those things which should/should not be included within a village's BUAB. As a result, a new, revised BUAB for Napton has been put forward by SDC. The Parish Council has reviewed the proposal and identified a number of inaccuracies/anomalies which it will feed back to SDC.
 - There was a discussion about whether a new, separate BUAB could be drawn around the Brickworks site when and if permission is granted. If this were the case then the houses built there would count towards Napton's "allocation". However, it was pointed out that this could result in the village being re categorized as a Local Service Village 1 which may have implications for future planning applications and the

provision of services. It was therefore agreed to accept the proposed BUAB but to feed the inaccuracies to SDC

- **Proposed site for self build homes off Dog Lane**
 - The Parish Council supports the provision of a site for self build homes in Napton but has concerns about the suitability of the proposed site on Dog Lane
 - Development in this location would have detrimental affect on Fells Lane, a much valued rural track used by locals (families in particular) to access the sports field and as a safe pedestrian route to school. Any increase in traffic in this area would be deemed detrimental.
 - The Parish Council recently objected to a planning application in a similar location and is therefore unable to support this proposal.
 - If however, approval were granted for development on this site then the Parish Council would wish to see the following conditions
 - that the plots are made available only to those who have a direct connection with the village
 - that development should be restricted to the southern part of the site and run parallel to Dog Lane and
 - that access can **only be from Dog Lane and not from St Lawrence Close or Fells Lane** .

8. Draft Neighbourhood Development Plan:

- It was explained that the NDP needs to reflect the Parish Council's response to the SAP. The comments agreed at this meeting can now be incorporated into the emerging draft
- Councillors were asked to comment on the policies contained within the draft (Section 8). There were no concerns raised and so the plan will now be updated to take account of the comments made in relation to the SAP. A final draft will then be put before the Parish Council on 7th Oct when it will hopefully be ratified. Thereafter it will be sent to SDC who will undertake a final consultation exercise during which the public will be able to comment.

9. Date of next meeting:

- 7th Oct
- 4th Nov
- 2nd Dec