



NAPTON ON THE HILL PARISH COUNCIL

Planning Meeting Agenda Monday 11th May 2020 7.30pm.

Present: Councillors Veasey, Gooderham, Woodcock, Alsop, Heaf and Clarke. J.Warman (Clerk). Cllr Nigel Rock. 12 members of the public were also present

- 1. Apologies for Absence:** None received
- 2. Declaration of Personal or Disclosable Pecuniary Interests:** Taken by item
- 3. Filming and recording of meetings:** The Clerk explained that government legislation has been changed to allow Parish Councils to hold virtual meetings. Those present were notified that the meeting would be recorded to allow the Clerk to write the minutes, after which the recording will be destroyed.
- 4. Minutes of meetings of 2nd March 2020:** These were agreed as a true record.
- 5. Annual Meeting:** The Clerk explained that government legislation has been changed to allow Parish Councils to indefinitely postpone the Annual Meeting of the Parish Council which would normally take place in May and is the meeting at which the Council would normally elect a Chair for the coming 12 months. It was agreed that Cllr Woodcock would remain in the Chair for the time being.
- 6. Comments and Questions from the Public:** These were restricted to issues relating to items on the agenda and were taken at the appropriate time.
- 7. Planning Matters:**

Application(s) reference: 18/03435/OUT

Proposed : 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

Comments from the public

- A prepared statement was read out urging the Parish Council to support the application on the basis of the current proposals.
- Concern was raised that according to the comments on SDC's web site the proposals for social housing and connectivity to the village have not yet been adequately addressed.

- There was also concern raised about the Council's suggestion to build a number of dwellings close to the A 425.

Councillors comments

- It is not acceptable to ask residents to close windows in order to achieve the required noise levels
- The suggestion of a 3m acoustic fence alongside a section of the canal will be unlikely to gain any support from NPC
- It was suggested that the footprint of the site could be moved closer to the A425 which might remove a number of these concerns.
- More information and reassurance is needed on the long term management proposals for the site including the mosaic of wildlife habitats which currently exists there
- The Council remains concerned that the number of dwellings proposed is still too high as these will impact on the infrastructure of the village and on the capacity of Southam College.

It was resolved to respond to SDC making the points above but adding that the Council remains, in principle, supportive of development on the site.

Application(s) reference: 20/00927/FUL Councillor Veasey declared an interest in this application and left the meeting

Proposed : Removal of 2 no. external teaching units, provisional of 3 No. new external teaching pods and 1 No. new external classroom unit and associated external play area.

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

For : Mr C Kennedy Kedleston Group Ltd

Comments from the public

- Concerns were raised about the potential noise impact of the proposals on adjacent properties
- Some neighbours have, in the past, had objects thrown into their gardens
- Whilst there are no measurements on the drawings there is concern that the proposed new classroom will be overbearing

Comments from Councillors

- There is concern that the application does not contain a sufficient level of detail.
- The proposals will potentially create an area which could compromise the safety and security of both pupils and neighbours.
- There is concern about the potential loss of amenity for the adjacent properties and about the increased level of noise and disturbance they may be subject to.

It was resolved to object to this application on the basis of the concerns listed above. Councillor Veasey returned to the meeting

Application(s) reference: 20/01037/FUL Councillors Alsop and Heaf declared an interest in this application and left the meeting.

Proposed : Conversion of stone barn (agricultural building) to holiday letting cottage with associated parking and outdoor sitting area. Partial removal of existing corrugated steel barn

At : Land Opposite Chapel Green Cottage , Thorntons Lane, Chapel Green, Napton-On-The-Hill CV47 8PA

For : Mr & Mrs R Frogley

Councillors comments

- There have been several applications relating to this site, all of which were on the basis of conversion to a dwelling and all of which were rejected by SDC as they did not meet the relevant planning policy criteria.
- This application is for conversion to a holiday let and, as such, is subject to different criteria within the planning policy framework.

It was resolved to support the application as it complies with Core Strategy Policy AS10 section S and with policy CS24 and it provides an income for a local family and the tourism spend it will generate will support local businesses. Cllrs Alsop and Heaf returned to the meeting

Application(s) reference: 20/00932/FUL Councillor Woodcock declared an interest in this application and left the meeting

Proposed : Replacement mono pitched roof with brick and glazed balcony

At : Red Gables, Hackwell Street, Napton-On-The-Hill, CV47 8LY

For : Mr R Laye

Comments from the public

- A neighbour expressed concerns about the negative impact that the proposed extension would have on his and other adjoining properties. The proposal would result in a loss of privacy and there would be the potential for noise disturbance

Councillors comments

- Cllr Clarke reported that he had undertaken a site visit and expressed concerns about the potential loss of privacy.

The Council has already submitted a holding objection to this application using delegated authority. It was resolved to retain that objection on the basis that the site was deemed to be over developed, there would be a negative impact on the amenity of the adjacent properties resulting in a loss of privacy. This situation is exacerbated by the topography of the site.

Councillor Woodcock returned to the meeting.

There are no further meetings planned at this stage but one will need to be scheduled before the start of July, at the latest , in order to sign off the annual audit report.