

KING'S SUTTON PARISH COUNCIL**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY 3RD FEBRUARY 2022 AT 6:30PM IN THE MAIN HALL,
KING'S SUTTON MILLENNIUM MEMORIAL HALL**

- PRESENT:** Councillors R Irving (Chairman), D Bostock, R Field
- ABSENT:** Councillors A Barry, J Creed, S Read-Maskell
- IN ATTENDANCE:** Mrs E Hart (Clerk), Cllr Wood, fourteen members of the general public

**Chairman's announcement:
The Openness of Local Government Bodies Regulations 2014:**

PLG: 66.21/22 TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE:

Apologies had been received from Cllrs Barry, Creed and Read-Maskell.

RESOLVED: To approve the Reasons for Absence submitted by Cllrs Barry, Creed and Read-Maskell.

**PLG: 67.21/22 TO INVITE DECLARATIONS OF INTEREST:
A. Disclosable Pecuniary Interests**

Councillor	Agenda Item	Reason
R Field	6.5 Application No WNS/2022/0071/MAO	Owner of land adjacent to the proposal

B. Other/Personal/Non-Statutory Interests

Councillor	Agenda Item	Reason
R Irving	6.5 Application No WNS/2022/0071/MAO	Owner of land adjacent to a culvert which is part of the flooding scheme.

C. To receive Requests for Dispensations

The Clerk confirmed that a request had been received from Cllr Field (Agenda Item 6.5) and this was granted.

PLG: 68.21/22 PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS LISTED ON THE AGENDA.

Item 6.1 Application No WNS/2022/0018/FUL - 11-12 Red Lion Street Kings Sutton OX17 3RH – Replacement windows and front door

A resident commented that he felt that, as the application site was within a conservation area, UPVC replacements were unsuitable.

Item 6.5 Application No WNS/2022/0071/MAO - Land North Off Blenheim Rise, Kings Sutton, Northamptonshire - Outline planning permission for residential development of up to 31 no. dwellings with all matters reserved except access. Including affordable housing, together with creation of new areas of open space, a new access off Hampton Drive, landscaping, and all enabling and ancillary works.

Several residents spoke regarding the above application. Concerns were raised regarding:

- **Flooding** – whether the proposed scheme by Glanville was fit for purpose. One resident indicated his willingness to share his local knowledge in detail. It was stated that some culverts are not properly maintained currently.
- **Traffic and parking**, noting that parking on pavements was an issue, concerns regarding the safety of the proposed access. Commented that the survey was carried out during Covid so data may not be representative
- **Light pollution** from car headlights made worse by the gradient of the site down towards Hampton Drive
- **Community infrastructure**, noting that there were no medical facilities in the village.
- **Development on green land**
- **Confusion regarding the site boundary** which seemed to include Hampton Drive
- **Environmental issues** – bats were known to be present on Hampton Drive. Hedgerows and trees should be conserved.
- **Construction phase disruption and route**

PLG: 69.21/22

TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH JANUARY 2022

RESOLVED:

To approve the Minutes of the Meeting held on 6th January 2022

PLG: 70.21/22

TO RECEIVE AN UPDATE FROM THE CHAIRMAN ON PLANNING ISSUES

None.

PLG: 71.21/22

APPLICATIONS

A. Application No WNS/2022/0018/FUL

Proposal: Replacement windows and front door

Location: 11-12 Red Lion Street Kings Sutton OX17 3RH

RESOLVED: To recommend that the Parish Council objects as it is of the opinion that UPVC replacements are not appropriate in a conservation area and notes that the Conservation Officer is of the same opinion.

B. Application No WNS/2022/0042/FUL

Proposal: Additional two tone green porous asphalt tennis court with perimeter fencing plus porous asphalt link path from existing car park.

Location: The Playing Fields Astrop Road King's Sutton OX17 3PS

RESOLVED: To recommend that the Parish Council has no objection to the proposal.

C. Application No WNS/2022/0100/FUL

Proposal: Change of use of agricultural buildings to B8 storage use to include demolition of further building and moving of existing bridleway.

Location: Astrop Park Farm Astrop Park Kings Sutton OX17 3QN

RESOLVED: To recommend that the Parish Council has no objection to the application but, in noting the importance of the scheme for farm diversification, feels that a planning condition restricting ongoing ownership of the buildings to that of the main farm would be appropriate.

D. Application No WNS/2022/0106/PA – FOR INFORMATION ONLY

Proposal: Determination as to whether prior approval is required (under Class R of Part 3 of the above Order) for the change of use of (an) agricultural building to a flexible use falling within (Class B8) storage or distribution

Location: Astrop Park Farm Astrop Park Kings Sutton OX17 3QN

RESOLVED: To recommend that the Parish Council notes the proposal.

E. Application No WNS/2022/0071/MAO

Proposal: Outline planning permission for residential development of up to 31 no. dwellings with all matters reserved except access. Including affordable housing, together with creation of new areas of open space, a new access off Hampton Drive, landscaping and all enabling and ancillary works.

Location: Land North Off Blenheim Rise, Kings Sutton, Northamptonshire

RESOLVED: To recommend that the Parish Council notes that the Planning Committee considers the following issues to be important when assessing the application

- **Encroachment into the open countryside**, including environmental issues (no bat survey had been carried out)
- **Flooding and Drainage** (noting that the Parish Council has approached both Cllr Breese and the Planning Officer to request a meeting with the Lead Flood Authority regarding the attenuation scheme). There are concerns regarding who is responsible if the scheme does not work. One resident was felt to have important background knowledge which should be utilised.
- **Affordability issues** – it is felt important to have information to hand regarding the actual numbers of residents on waiting lists for certain housing types and their priority rating. This can be requested from WNC.
- **Traffic** – noted that the Barwood traffic survey in 2012 had recorded higher volumes of traffic than the Rectory application document.
- **Infrastructure** – noted that the school has plenty of spare capacity but the preschool much less. There are no NHS medical facilities in the village.
- **Construction phase**: felt likely that vehicles would approach via Warkworth – how would this be monitored?
- **s106**: felt important that, if the proposal is successful, the s106 agreement must reflect what the village actually needs in the way of improvements

The Chairman encouraged the residents present to submit their comments directly to the local planning authority.

The Meeting closed at 7:27 p.m.