

KING'S SUTTON PARISH COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY 9TH JUNE 2022 2022 AT 7PM IN THE ASTROP ROOM,
KING'S SUTTON MILLENNIUM MEMORIAL HALL**

PRESENT: Councillors R Irving (Chairman), A Barry, J Creed, S Read-Maskell

ABSENT: Councillors D Bostock, R Field

IN ATTENDANCE: Mrs E Hart (Clerk), two members of the public

Chairman's announcement:

The Openness of Local Government Bodies Regulations 2014:

PLG: 07.22/23 TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE:

Apologies had been received from Cllrs Bostock and Field.

RESOLVED: To Accept the Reasons for Absence submitted by Cllrs Bostock and Field

PLG: 08.22/23 PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS LISTED ON THE AGENDA.

A member of the public spoke to item 6.1 Application WNS/2022/0858/FUL to query whether the application was materially different to the one previously withdrawn as, if it were essentially the same, he would have concerns regarding the detrimental effect upon the conservation area.

PLG: 09.22/23 TO CONFIRM THE ACCURACY OF THE MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD 7TH APRIL 2022 AND 5TH MAY 2022

RESOLVED: To approve the Minutes of the Meetings held on 7th April and 5th May 2022

PLG: 10.22/23 TO RECEIVE AN UPDATE FROM THE CHAIRMAN ON PLANNING ISSUES

Rectory Homes Application:

Noted that the Local Lead Flood Authority has responded to the re-consultation saying that it cannot support the application until adequate surface water drainage information has been submitted.

Specifically, the following concerns were raised:

- The "Topographical Survey Plan" in Appendix B has no title and is not presented to the required expectations.

- For an outline planning application, the Authority would expect to see confirmation that the applicant has obtained landowner's permission for discharging the surface water into the water courses.
- The applicant's approach to alleviate the historic flooding issues from the adjacent lands.

Concerns can be overcome by submitting surface water drainage information which covers the deficiencies highlighted above. The authority has asked to be re-consulted on this requested surface water drainage information.

Noted that Highways also have changed their consultation responses due to access and the fact that there is a legal problem on ownership of the land over which access to the site is being proposed. With reference to a letter from a third party it has commented: "The Local Highways Authority must therefore revert to the original position of objection to this development proposal due to the fact that the applicant has not proved that an access suitable for adoption can be installed for the proposed level of development."

Noted that the application will be decided by Committee on 7th July 2022 according to the information on the Planning Portal.

PLG: 11.22/32

APPLICATIONS

A. Application WNS/2022/0858/FUL

Proposal: Replacement windows and front door

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

RESOLVED:

To recommend that the Parish Council supports the application, noting that, following the withdrawal of a previous application, the application provides for timber windows and a door on the front aspect with UPVC at the rear.

B. Application No WNS/2022/0868/LDE

Proposal: Certificate of Lawfulness for existing use comprising of the continued use of land for the stationing of a mobile home at Field Barn for residential occupation.

Location: Mobile Home Field Barn Banbury Lane Kings Sutton OX17 3RX

RESOLVED:

To recommend that the Parish Council objects to the issue of a Certificate of Lawfulness because, although there is evidence that there was a caravan on site in 2010/11 there appears to be no corroborative evidence that a valid residential tenancy existed prior to 2013.

RESOLVED:

To recommend that the Parish Council comments that regarding the development itself:

- An application for a residential dwelling on the site was refused in 2009

- The Parish Council objected to a proposal for a dwelling in 2014
- The Parish Council was not aware that there was a residential mobile home present on the site
- The site is within the South Northamptonshire Special Landscape Area and
- It is located within the open countryside.

and further comments it is therefore presumed that, should the LPA decide not to issue a certificate of Lawfulness for the development, appropriate enforcement measures will be undertaken in a timely manner, given the length of time the development now appears to have been in situ.

C. Application WNS/2022/0925/FUL

Proposal: Demolition of existing kitchen/utility/pantry extension. New single storey rear/side extension

Location: 26 Brookfield House Wales Street, Kings Sutton, Northamptonshire, OX17 3RR

RESOLVED:

To recommend that the Parish Council objects to the application as it feels that the large plate glass windows and roof materials of the proposed development are not sympathetic to the existing building.

D. Application WNS/2022/0910/TCA

Proposal: G1 - Spruces-Crown lift by 1.5m to increase light levels to the surrounding property. G2 - Maple & Cedar-Crown reduction by 1.5m to maintain suitable tree size for location & increase light levels to neighbouring property

Location: Post Office 1 Spinney Bank House Bulls Lane, Kings Sutton, Northamptonshire, OX17 3RA

RESOLVED:

To recommend that the Parish Council notes the application.

E. Application WNS/2022/0954/FUL

Proposal: Front timber canopy, single storey rear extension including rear canopy, garden wall and pedestrian gate to the side/rear

Location: 19 Richmond Street Kings Sutton OX17 3RS

RESOLVED:

To recommend that the Parish Council has no objection to the application, noting that the proposed porch is slightly smaller than the previously proposed one.

F. Application WNS/2022/1001/TCA – for information only

Proposal: Goat Willow (T1) - Removal.

Location: Studleigh Farm 22 Wales Street OX17 3RR

RESOLVED:

To recommend that the Parish Council notes the application but expresses concern that no reason has been submitted for the proposed tree removal.

The Meeting closed at 7:21pm