

MINUTE 124

MINUTES OF THE EXTRAORDINARY MEETING OF WHILTON PARISH COUNCIL HELD IN THE VILLAGE HALL AT 8 P.M. ON THURSDAY 17TH APRIL 2008

The following Councillors attended:

Mr Mike Lewis in the chair, Mr Ken Bowers, Mr Jonathan Hanslip, Mr Greg Lye, and Miss Nora Swinford.

1 parishioner was present

Apologies were received from Mrs Penny Price

1. DECLARATION OF COUNCILLORS' INTERESTS RELEVANT TO MATTERS ARISING ON THIS AGENDA

No declarations were made.

Councillors then went out to view the site of the proposed barn conversion in Brington Lane.

On return, the Chairman closed the meeting and opened it for a public forum.

There was discussion about the above planning application..

The Chairman then re-opened the meeting.

2. PLANNING

Planning Application DA/2008/1334: barn and land off Brington Lane: conversion to form holiday cottage.

After discussion the Councillors agreed unanimously that they are opposed to this application for the following reasons:

- The proposal would create a dwelling in open countryside, outside the established development of the village, where development not otherwise justified by the needs of farming or other appropriate rural use would not normally be permitted. This is thus contrary to the structure and local plan policies in this part of rural Northamptonshire.
- This barn has been rebuilt and extended without authorisation during 2007, thus making it capable of conversion without major repairs or alterations as it now stands (Local Plan Policy EN19 B). An extension has been created already at the end near the pedestrian access, but without permission.
- The proposed retrospective planning permission for the entrance is deemed inappropriate. The proposed visibility splays will involve the destruction of a hedge and trees, which are seen as a village amenity (and thus in opposition to EN 19, paragraph 3.56 stating that such access improvements should be carried out without removing large sections of native hedge, trees, etc). Moreover the applicant's reference to the slowness of traffic at this point is not borne out by parishioners' experience. The Parish Council believes that by removing the hedge and lessening the gradient of the bank, this will in fact increase the speed of traffic at this point, making the proposed entrance even more unsuitable, and bringing traffic into the village at a greater speed, despite the 30 mph signs.
- The Parish Council would reiterate the facts that the structural survey declares the building sound because of the repair and extension work carried out there last year without authorisation.

- Parish Councillors consider that the essential character of this building is not being retained by the proposed conversion (EN 21A); there is concern that the infill will not be in stone, that a window will be added and that there is already an unauthorised extension.
- The applicant has already extended the roof line in contravention of Policy EN 21C as part of the extensions carried out in 2007.
- The privacy of both the adjoining building and other properties are likely to be adversely affected. All major aspects of the proposed property will face “Foxhill”. Because the proposal is for a holiday rent there is concern that the noise of outdoor activities, etc and traffic access to the property may be detrimental to existing residents. It is considered that holiday makers may not all have the same consideration for neighbours which a permanent resident would have.
- The Parish Design Statement, which was approved by the Planning Committee on 2 April, does not allow extensions beyond the existing strong build of the village.
- The applicant states that there has not been a previous planning application on this site. Some Councillors recall that in the early 1980s one or possibly two applications were put in by a Mr Collins for a dwelling in this field. They were rejected. It is assumed that the District Council has records of this; if necessary the Parish Council Minutes can be searched in the County Record Office.

Planning Application DA/2008/1318: Sira: demolition of porch, replacement porch/entrance hall and minor alterations.

Councillors supported this application as it is in keeping with the house and will improve its appearance.

3. FINANCE

It was resolved to approve and confirm the following payments:

Cheque no.				VAT to reclaim
670	Mr Roy Haynes	Mower service	163.07	24.29
671	ABB Ltd	Lighting maintenance	49.39	7.36
672	Orchard Print Services Ltd	Newsletter printing	56.70	

The meeting closed at 9.30 p.m.