

LILFORD CUM WIGSTHORPE THORPE ACHURCH PARISH COUNCIL

Minutes of the Extraordinary Meeting held on Tuesday 16th June 2020 at 8.00pm via ZOOM video conferencing

Present: Councillors J Clarke (Chair), , G Hopkinson (Vice Chair) S Moffat, T Bird,
T Wright , M Healey

In attendance: Mrs N Phillips (Clerk), 3 x members of public

206.740	<p>To receive and approve apologies for absence</p> <p>None</p>
206.742	<p>To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.</p> <p>This item moved up the Agenda.</p> <p>Cllrs Hopkinson and Clarke declared an interest in Agenda item 206.743 so left the meeting at this point.</p>
	<p>In the absence of both the Chair and Vice Chair Cllr Moffat acted as Chairman for the following two items.</p>
206.741	<p>Public participation session</p> <p>Representation, both for and against, was made re Agenda item 206.743. Letters from members of the public not present, both for and against the application were read out by the Clerk.</p>
206.743	<p>To consider and resolve the council's response to planning applications listed below plus any other planning applications advised by East Northamptonshire Council and available on its website between the circulation of this agenda and the meeting.</p> <p>20/00594/FUL – Two storey side extension to incorporate double garage with room above, conversion of barn one into living accommodation, which will be linked to the main dwelling by the new single storey side extension; partial conversion of barn two into gym and garden store. Rectory farm, Main Street, Achurch PE8 5SL</p> <p>Resolved: After listening to representation from both those for, and those against this application (Agenda item 206.741), and having examined the planning documents in advance of the meeting Councillors wished the following points to be submitted to ENC:</p> <p>Cllrs are pleased to see this building being invested in and given a new lease of life, Cllrs are also pleased to see the sympathetic use of materials being proposed, that will reflect those used in the original construction.</p> <p>However, Cllrs, while not objecting to the development in principle are sensitive to the loss of privacy of neighbouring properties and feel that roof lights and obscured glazing only partially addresses the problem as even with the proposed height of the windows being 1.7m many people would still be able to see out of them, and obscured glazing could be replaced with clear at some point in the future if the occupant so wished. Cllrs therefore feel the only solution to this problem is for windows and roof lights to be installed on the other side of the proposed extensions away from neighbouring properties.</p> <p>Cllrs also felt the size of the proposed extensions was problematic as even allowing for the lower rooflines the building profile would be changed considerable and may</p>

	<p>encroach/overshadow neighbouring properties giving them a closed in feeling.</p> <p>A number of Cllrs are further concerned that something of the character of the existing building could be lost especially with regard to the style of the front elevation of the property. Rectory Farm is the first building one sees when entering Achurch and although it does not appear to be registered as such, is considered by Cllrs and some residents to be something of a heritage asset and a number of Cllrs would prefer to see more of a balance to its heritage being maintained so as to reflect the distinctive 'estate' style of its architecture.</p> <p>Therefore while not objecting outright Cllrs feel they are unable to actively support this application at this stage and request that further thought be given to the points made before a decision as to grant planning permission or not is made .</p>
	<p>Members of the public who had attended to speak on Agenda item 206.7443 now left the meeting. Cllrs Clarke and Hopkinson re-entered the meeting – along with a member of public who had wished to attend for the item above but who unfortunately had not been admitted due to an oversight by the Clerk – member of the public then left the meeting. Cllr Clarke resumed the role of Chair.</p>
206.744	<p>To resolve what response it any to made to planning application :</p> <p>20/00695/FUL – Change of use of land from agricultural land to motorcross site (sui generis) at Weston park Mx Cockbrook Lane, Old Weston PE28 5LU PE8 5SL</p> <p>Resolved: Although not consultees Cllrs discussed the above after being made aware of the application which has the potential to impact on the quality of life of residents and in particular those who live at Wigsthorpe on the east side of the parish, and would therefore like to object to this application on the following grounds and have instructed the Clerk to write to HDC informing them of such.</p> <p>Cllrs are concerned that the noise from both the bikes and any PA system used will be heard clearly by residents on occasions as is already the case with the playing of the National Anthem and other announcements made at RAF Molesworth.</p> <p>Cllrs are not convinced that the introduction of E-bikes is a solution at the present time due to the enhanced costs of these machines and therefore there may be considerable noise produced while racing takes place for many years to come.</p> <p>Cllrs are also concerned about the potential increase in traffic travelling to and from the site, particularly as most vehicles will be towing a trailer, along what are fairly narrow, and at times twisting country routes often used by walkers and horse riders.</p> <p>Although not directly affecting the LWTAPC area there are concerns that in the event of there being insufficient parking capacity provided onsite that vehicles will park on the access route to the site inconveniencing other road users and risking causing delays to emergency vehicles/ambulances in the event of an accident occurring during track opening hours.</p> <p>It was noted that no formal and independent noise impact assessment appears to have taken place, and likewise no ecological impact assessment both which Cllrs feel are essential with a planning application like this one and therefore urge HDC to insist on such assessments taking place before any decision on this application is made.</p> <p>Finally Cllrs request that in the event of permission for this development being granted that a strict limit is imposed on the amount of days (and hours) in the year</p>

	that the facility be open to those already requested in the application, with no increase being permitted without consultation and a full assessment of the impact being made.
206.745	In response to the Covid-19 outbreak in the UK and in the event that it is not possible to convene a meeting of the council in a reasonable time, the Clerk shall have delegated authority to make decisions on behalf of the council where such decision cannot reasonably be deferred and must be made in order to comply with a commercial or statutory deadline. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decisions made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations. This delegated authority ceases upon the first meeting of the council after the council meeting at which the delegation was put in place. Resolved: All in agreement
206.746	To confirm the date of the next meeting as 14th July 2020 Resolved: meeting date confirmed, time 8.00pm with meeting to be held via ZOOM
206.747	To close the meeting The meeting closed at 9.00pm

Signed:

Dated:

APPROVED