

BARNWELL PARISH COUNCIL

Minutes of the Meeting held on Friday 29th December 2023 at Latham's Chapel Hall Barnwell at 2.00pm

Present: Councillors D Brown (Chair), C Soans (Vice Chair), J De Bock, C Forrest

In attendance: Unitary Cllr G Shacklock, 3 x members of public

23/12/794	To receive and approve apologies for absence Clerk, Cllr G Wise, Cllr T Herring
23/12/795	Public participation session Concerns expressed re highways/road safety around the entry road and question asked whether the Neighbourhood Plan was adopted and if so, whether the proposal was within the settlement boundary of the village as set out in the Neighbourhood Plan. Cllr Brown confirmed that it was outside the boundary and explained that the PC had written to object to the original application in November, and the purpose of this meeting was to consider our response to a subsequent response submitted by the applicant.
23/12/796	To receive declarations of interest under the Council's Code of Conduct related to business on the agenda. None
23/11/769	To consider and resolve the council's response to planning applications listed below plus any other planning applications advised by North Northamptonshire Council and available on its website between the circulation of this agenda and the meeting to which it pertains. Resolved: NE/23/00998/FUL Cllr Brown tabled a draft response to the applicants' letter. All agreed that a response should be submitted, and that some points should be amplified. The 9 points of objection were summarised. It was noted that the Neighbourhood Plan was widely consulted upon, with a subsequent local Referendum, before being formally adopted by the Council. The applicant had ample opportunity to object to the boundary line during this process. It was noted in response to the applicants comment regarding the shortage of housing in the country that Northamptonshire CC has 7.46 years of housing bank currently to address the national requirement for a 5 year housing bank supply, so additional sites are not required in this area. The letter is to be circulated to Councillors for approval prior to submission on 2nd January 2024 – see copy attached.
23/11/792	To confirm date of the next meeting of the Parish Council as 16th January 2024 Resolved: Date of next meeting confirmed as 16th January 2024 at 7.00pm
23/11/793	To close the meeting The meeting closed at 3.00pm

Signed:

Dated:

Re Planning application for 5 dwellings to the rear of the Montagu Arms NE 23 00998 FUL

Dear Jacqui Colbourne,

We write again in response to the applicant's letter which is dated 27th Nov.

Thank you for the chance to respond to the letter submitted by Sidey Design on behalf of the applicant. Our council have had another extraordinary meeting to make sure we get our response in by the new deadline. Our council objected to the application on many grounds in our letter of 31st Oct. All of which we maintain are valid and strong reasons to refuse planning permission and none of which have been answered in the latest letter.

We summarise our original objections below.

- **Contrary to the recently adopted Neighbourhood Plan. (see additional notes below)**
- **Inaccurate description of the site. (Appears to have been rectified on letter of the 27th.)**
- **The effect on the conservation area.(Not addressed)**
- **Proposed campsite. (Not addressed)**
- **Loss of car parking for the pub. (Not addressed)**
- **Provision for refuse collection is dangerous. (Not addressed)**
- **Flooding issues on Hemington Road. (Not addressed, See additional notes below.)**
- **Highways safety and proposed entrance. (Not addressed, see additional notes below)**
- **The proposed pedestrian entrance is highly dangerous. (Not addressed)**
- **Nature conservation. (See additional notes below)**

The applicant's response letter dated 27th Nov. paragraph 7 states that our objections are mainly concerned with ecology matters. There are 10 different planning objections in our submission one of which deals with ecological issues.

We will deal with the issues they seek to refute in a little more detail but must emphasise that our original objections still stand so this document needs to be read in addition to our previous objections.

Contrary to the recently adopted Neighbourhood Plan: (Para 9 in applicant's letter) They seek to rewrite our Neighbourhood plan and redraw the agreed settlement boundary. We strongly object to this, a neighbourhood plan which has been adopted and agrees with local plans is the framework for planning decisions. Our Neighbourhood plan was widely consulted upon, with a subsequent local referendum, before being formally adopted by the North Northants Council in 2023. The applicant had ample time to object to the village settlement line during this process. There are very good reasons for not extending the settlement line around the village hall which should be apparent from our other objections.

Flooding issues on Hemington Road (Para 9) Our council did not state that the site itself was subject to flooding but submitted photographic evidence of the severe flooding on the road outside. The site adjoins an area in flood risk zone 2 and is within a few metres of flood risk zone 3. The development can only exacerbate the problem. It is our view that measures to retain water on site would be extremely difficult and the applicant failed to demonstrate how this can be achieved as part of the original application. A large percentage of the plot would be covered by the 5 houses so suitable attenuation to retain the rainwater in the plot should have formed part of the original application.

Highways safety and proposed entrance We would like to add to our previous comments. The site entrance is on a section of road with a blind corner and narrow road which in part is only wide enough for single lane of traffic. The Council has recently installed village entrance gates and a speed camera to try to reduce the risk of accidents. The

crossroads outside the pub is of continued concern as without pulling out onto the Hemington road, traffic from the North and South cannot see along the approach. The addition of an entrance to 5 houses in this area can only increase the risk of serious accident.

Nature conservation (Para 7) We maintain that the Preliminary Ecological Appraisal is flawed. There is a detailed submission included with our previous letter. The conclusion of the preliminary ecology appraisal commissioned by the applicant was that the site is of low ecological value. We maintain that this is an incorrect conclusion and would add that the removal of the mature woodland area will significantly and permanently alter the entrance to this rural village. In a little more detail: All trees 1-4 incl. are to be removed (these are on the main frontage) T5 is scheduled to remain, but this is a sycamore tree sprouting from a previously pollarded stump. Half of the woodland strip G1 is also proposed to be removed - thus approx 50% of the current tree-lined frontage will be exposed, plus removal of individual trees on the remaining 50%. T4 has a diameter of approx 1150mm, so must by definition provide good wildlife habitat, although it is noted there is some decay. The G1 trees have an average diameter of 500mm and heights of all trees range between 12 - 19 metres. Not only do these figures negate the applicants claim that the woodland belt will help with noise from the adjoining business operation but the impact on visual amenity will be severe. Any sound mitigation provided by the trees will be severely compromised, even if they replant.

We would like to add the following comments:

The proximity to the playground and garden of the Pub referred to in applicant's letter of 27th, Paragraph 7 is confusing. The pub garden may well be 16.5 m from Plot 1 however the very well used, floodlit playground directly adjoins the garden area of Plot 1.

The final paragraph seeks to make a general point that more housing is required in this country. Our Parish Council wish to make it clear that we do not oppose all development in the village however this proposal does not fulfil the need for lower cost housing and we consider the site unsuitable for development. Furthermore it needs to be remembered that the North Northants Council has 7.46 years of housing bank currently to address the national requirement for a 5 year housing bank supply, so additional sites are not required in this area.

We remain strongly of the opinion that this proposed development should be refused, and all our original objections still stand.

Yours sincerely

David Brown - on behalf of Barnwell Parish Council