

BLISWORTH PARISH COUNCIL

Mrs V. Hartley, Clerk to the Council,
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Minutes of Extraordinary Meeting 11th February 2013

Held in the upstairs room of Blisworth Village Hall at 7.30pm

Present:

Cllr Mrs P Masterman	Chairman
Cllr Mr C Jeffery	Vice - Chairman
Cllr Mrs J Hawkins	
Cllr Mr D Dalton	
Cllr Mr C Gardner	
Cllr Mrs D Burgoyne	
Cllr Mr T Bartlett	
Cllr Mrs M Field	
Cllr Mr S Clarke	SNC Cllr

5 members of the public

Mr A Andrews
Mrs J Andrews
Mr A Warren
Ms S Rutherford
Mr M Hawkins

144. APOLOGIES FOR ABSENCE – THE FOLLOWING APOLOGIES WERE RECEIVED AND APPROVED :

Cllr Mrs K Gray
Cllr Ms M McKeown
Parish Clerk Mrs V Hartley

145. DECLARATIONS OF INTERESTS – members were asked to declare any interest and the nature of that interest which they may have had in any items under consideration at this meeting. Cllr Mrs M Field declared an interest in that she owns the property for which the application is being made and left the room.

PC Chairman Cllr Mrs P Masterman opened the meeting and explained that as chair of the planning sub-group Cllr Mr C Jeffery would chair this meeting and Cllr Mrs P Masterman would take minutes in the absence of the Clerk Mrs V Hartley. Members

of the public would be allowed to speak for 3 minutes (keeping to relevant points) following discussion by the councillors.

Cllr Jeffery explained that the **Planning Application:Extension to time S/2009/1143/FUL** was for an extension to time for an application originally granted permission in January 2010. He reminded everyone present that only facts should be considered and to maintain respect for each other.

There had been several letters/emails received from various people and if the authors were not present to read these then Cllr Jeffery would read them out.

Letter from A. Mather -daughter of Mrs Field (copy available) was read out This raised points regarding rumours about the possibility of 4 houses on the site – which was not true. It also referred to a defamatory campaign that had been happening against her parents. She asked that the Parish Council consider the application fairly and prevent disrespectful comments.

Cllr Ms M McKeown had emailed comments as she was unable to attend the meeting. She emphasised that the application was for an extension to time and that having read the letters regarding the application in her opinion the points raised were not relevant to the extension for time.

Cllr Bartlett agreed with this up to a point and that consideration should be given as to whether there had been relevant local changes since the original application was given permission

Cllr Dalton stated that he was of like-mind and changes regarding the adjacent dwelling (1 Towcester Road) reporting potential subsidence possibly due to more than tree roots should have been noted by planners at the time. The concerns about parking outside the properties on the grass verge were already happening. Cllr Dalton felt that there were not sufficient changes to object to a time extension and the new dwelling application was irrelevant.

Cllr Hawkins pointed out that the letters contained a lot of information – some relevant and some not. Should Willow House be within the Conservation Area? Should there be a geological survey of the site? Were Willow House foundations at risk? Although the overall site was potentially a ‘mish-mash’ of designs we could only deal with this house.

Cllr Burgoyne affirmed that the original application was in 2009 with permission being granted in February 2010. The officers report at the time stated that it was *‘within the confines’; the impact on neighbours (1 Towcester Road) was not considered to cause harm’*

Cllr Jeffery invited Mr Warren to speak. He explained that he objected to the current application and that he had exchanged contracts (for 1 Towcester Road) 3 days prior to the original application. He had not objected at the time because he had not expected it to be passed due to the requirement of Tandem Developments not supposed to be less than 22 meters from an adjacent dwelling. (The proposed dwelling would be approximately 18 mtrs). Mr Warren also stated that he felt this

dwelling could 'set a precedent' for backland development on Towcester Road especially as there were 'applications for other developments on the site'!

There was then a discussion with a review of the plans which were on display for everyone present to look at, with particular attention paid to the position of windows and whether they faced the adjacent property. There was further discussion about a detached garage to the proposed dwelling and a new garage for Willow House.

Mr Hawkins emphasised that in 2009 there was no indication of a 2nd application relating to Willow House and a new garage. He was concerned that a detached garage and revised turning splay would be inadequate for 3 houses. Mr Hawkins also felt that there were unresolved landscaping issues.

Cllr Masterman explained that the plans collected by Cllr Jeffery from SNC were dated February 2010 and were the plans that were granted permission. These appeared to differ from the plans available on SNC planning website which most people present were looking at. The position and dimensions of the dwelling were essentially the same.

Mr Andrews referred to the traffic issues and said that Cllr Field had in the past requested that the Community Speedwatch Safety Camera Vehicle be positioned in her driveway. He also asked that if the application was granted a condition should be that site vehicles should not be allowed to park on the highway and should load/unload on site.

Mrs Andrews asked about the SNC policy regarding distance from other properties.

Cllr Clarke had no comments to make and was present as an observer only.

Cllr Jeffrey read out appropriate points from an email from Mrs M Field (copy available) This emphasised that there had been no material changes since the original planning application and asked that the Parish Council make a decision based on facts.

Cllr Jeffrey read out further emails (copies available) from:

Mr & Mrs Kennedy (3 Towcester Road) raising the point that the dwellings are on a sloping road and that there had been problems with subsidence and recent flooding at 1 Towcester Road.

Mr & Mrs Hayward (5 Towcester Road) Suggesting that a significant change since the original application was the further planning application on the Willow House site and that each of these applications was relevant to the other.

Mr M Hawkins asked Cllr Jeffery to read out the letter he had emailed to councillors.

(copy available) This suggested that considerable changes had taken place since the original application. There were concerns regarding tree planting and overall landscaping involving changes to the planning requirements.

Cllr Jeffery asked councillors for final comments and summary.

Cllr Bartlett referred to the original application and the notes of the planning officer. Cllr Gardner stated that he was very concerned about the 22mtr rule as the drawing appeared to indicate that the distance between properties would be 18mtrs. He was also concerned about the possible subsidence at 1 Towcester Road.

Cllr Burgoyne felt that the issue of construction traffic should be mentioned and that the view from the footpath might be impaired

Cllr Bartlett emphasised that councillors should consider facts and whether there had been significant changes since the original application.

Councillors were reminded that the options were:

Support the application

Object to the application

No objections to the application but have the following observations

A vote was taken with 1- Support; 5 – No objections; 1 – Object

SNC would be informed of our decision of No Objections adding the following points:

We would expect SNC to take account of relevant building regulations in respect of:

the distance from the dwelling at 1 Towcester Road

the potential subsidence at 1 Towcester Road

Mrs Andrews asked if the emails which were summarised before being read out were 'in the public domain'. Cllr Masterman stated that copies off all letters and emails received had been sent to all Parish Councillors. Mrs Andrews asked if they would be put into the public domain. Cllr Masterman asked the reason for the question and Mrs Andrews stated that she would like to know exactly what was said by Cllr Field.

After a short discussion Mrs Andrews was told that clarification would be sort from the Parish Clerk and she would be informed of the correct course of action.

Meeting closed at 8.37pm.