

BLISWORTH PARISH COUNCIL

Mrs V. Hartley, Clerk to the Council,
Beech House, 17 Dean's Row,
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Minutes of the Extraordinary Meeting 26th October 2015

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

Present:

| | |
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| Cllr C Jeffery | Chairman |
| Cllr J Hawkins | Vice Chairman |
| Cllr P Kennedy | |
| Cllr D Dalton | |
| Cllr D Burgoyne | |
| Cllr S Billing | |
| Cllr C Gardner | |

Cllr S Clarke, SNC
36 members of the public

Representing Orbit Homes: Ellie Homes, Planning Manager and Richard Colson

103. APOLOGIES FOR ABSENCE – The following apologies were received and reasons for absence approved: Cllr Anderson, Cllr McKeown, Cllr Field, Cllr Rose, Cllr Joan Kirkbride, NCC, Cllr Davies, SNC

104. DECLARATIONS OF INTERESTS – members were asked to declare any interest and the nature of that interest which they may have in any items under consideration at this meeting. None was declared.

105. This meeting is being called to discuss primarily the PLANNING APPLICATION DETAILED BELOW:

Planning Application No. S/2013/0225/MAF for 27 dwellings

Variation of conditions 4,15,20 on S/2014/0431/MAF (Residential Development for 27 houses, estate road and associated works) to enable viability of the site.
(Please note that Condition 17 refers to the 2013 application and becomes condition 20 in the 2014 application)

Ellie Smith "Orbit Homes Planning Manager" had agreed to meet with the Parish Council regarding the application to build in Chapel Lane.

Ellie Smith reported that there had been no communication between the PC and Orbit for some time. Work to level the site had resulted in extra costs and the restrictions on the Planning consent made the project not viable.

Under the existing planning consent (2013) Orbit are stating that Condition 17 "Construction access to be from Northampton Road" is apparently not enforceable and Orbit Homes intend to appeal and to use Chapel Hill as the site access. The

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access from Northampton Road would have to come across land, over which Orbit Homes have no control.

Also, they intend to have the affordable houses reduced from 11 to 5 and they wish to build 4 (reducing from 9) of the houses in brick rather than stone.

She explained that that Orbit Homes had had a license to come across the adjacent land but only for a short time and this cannot be extended. Orbit Homes are presently exploring the ways in which Chapel Lane can be used – smaller vehicles, use of a 'landing station' are options which may be viewed.

The Chairman stated that Chapel Lane was **completely unsuitable, being on a hill, bend and very narrow causing considerable health and safety issues**. The Parish Council will fight hard to prevent the use of Chapel Lane as an access road. This viewpoint it seemed was held by all present. The Chairman also stated that he had met on site with a representative from Orbit Homes, British Steel and another land owner of the ground between the site and Station Road. The landowners were willing to negotiate in allowing access from Station Road but this had never been pursued as an option by Orbit Homes.

Residents were given the opportunity to present their views on this matter primarily during the early stages of the meeting. Points made included:

- Restrictions were placed on the consent for a reason and cannot be just removed.
- A suggestion was made for Orbit to make new plans completely
- The Orbit representatives were asked if the use/damage of Chapel Lane had been costed.
- It was pointed out that may be the use of Northampton Road was legally unenforceable but not that of Chapel Lane.
- The Parish Plan states that affordable homes are required and the reduction in numbers of affordable homes is against the Parish Plan.

Clause 17 of the Planning Consent was read out to the meeting.

Ellie Smith agreed to go back to her superiors to put the case for Station Road and report that the Parish Council is objecting to the application – in particular to remove Clause 17.

The Chairman reported that the application will be further discussed at the next Parish Council meeting.

The meeting closed at 8.55pm.

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