

Kings Sutton Parish Council

Report of the Planning Committee for 2017-2018

Note to residents: All planning and other planning related submissions to South Northamptonshire Council can be seen on their on-line register which can be consulted at:
[www. http://snc.planning-register.co.uk/](http://snc.planning-register.co.uk/)

This report presents the main points of the work of the committee in the last year. The Planning Committee has no expenditure budget and no executive responsibilities. It provides advice on planning matters to the Parish Council.

1. Committee Meetings: During the year the committee met on a number of occasions, normally immediately prior to the main parish council meeting. In this way the advice of the committee, usually relating to planning applications, has been reported directly to the parish council meeting and recorded in the Parish Council minutes. It should be noted that KSPC is a consultee to South Northants Council who are the Local Planning Authority; KSPC does not make the decision; but equally is not obliged to make any comment or observation.
2. Policy issues: The existence of a robust 5 Year Housing Land supply has greatly strengthened SNC's position in relation to unwanted and uncalled for housing developments, and the threat of further applications for major housing development have not materialised this year. However the further application for up to 14 houses at the rear of Halestrap Way mentioned last year has been rejected on appeal. The Council objected to the proposal which was refused. The applicant appealed and the Inspector turned down the appeal. There have been two applications within the village confines for infill development of a total of 4 dwellings.
3. The SNC Local Plan continues on its slow progress. Detailed comments were sent to SNC on the next stage of their Local Plan (Local Plan Part 2A Options). The Council has supported the SNC proposal to essentially maintain the village confines in their present position – reflecting the village's former status as a 'limited infill village' in the previous Local Plan.
4. The Kings Sutton Conservation Area appraisal: As reported last year this was undertaken by SNC's Heritage Team during the last year. The parish council offered detailed comments, and objected to the proposal to divide the CA into two parts, thus withdrawing protection to the vernacular houses and The Old School on the south side of Astrop Road. To our dismay this was wholly ignored and despite invitations to SNC to a meeting to discuss the proposed changes and conclusions we have now received notification of the approval of the amended conservations area
5. This year we have been consulted on or notified on some 56 planning applications for full consent, 2 applications for listed building consent and 7 proposals for tree work either in the Conservation Area or affecting TPOs. . Other categories of applications on which we have been consulted include Advertisements, Listed Building Consent, Determination as to whether a Certificate of Lawful development is required, and a Prior Notification application agricultural applications – agricultural and non-agricultural.
6. Copies of a schedule listing all the applications will be available at the Annual Parish Meeting

Generally the applications were small in relation to the village and did not raise major issues, and a 'no comment' response was offered. There was a few of cases where more detailed responses were made:

- The construction of the Barwood housing estate at Hampton Drive has been proceeding and the last of the houses has been built up to first floor level. Concerns still exist as to the effectiveness of

future arrangements for the maintenance of the flood relief channel by the Service Company (which will be the residents' responsibility).

- Planning permission was granted for three houses in The Knob. Strong representations were made in respect of inadequate parking provision and possible over development. An amended application was made, and SNC granted permission.
- Astrop Park side extensions: an application was made for two small side extensions to the Grade I listed mansion. These were considered out of scale for this important building. The applications (planning and LBC) were withdrawn
- Small applications to extend houses in existing estates: The Council continues to remain concerned by proposals to extend existing dwellings on the Timms Estate and elsewhere in the village which sometimes impact on adjacent owners and often resulting in further pressure on on-street parking. An example is the planning permission granted for an additional house and three garages at the end of Windsor Close. We expressed strong reservations about inadequate parking and vehicle manoeuvring space. SNC have since issued a draft Guidance Note on parking and design which should prove helpful.
- We have also been concerned by applications by new occupiers at Cherwell Valley Silos for additional lighting and signage which consolidate the intrusion into the Cherwell Valley Special Landscape Area.

Enforcement action: the following planning cases are being pursued by SNC Enforcement team:

- 4 Wales Street – erection of a large metal clad shed in the rear garden. A retrospective planning application to retain the shed has been received and the parish council has objected on the grounds of scale and appearance.
- Formerly railway land adjacent to Kings Sutton Station– this case is active but SNC do not anticipate an early resolution. Some of the derelict vehicles, construction plant and caravans have already been removed.
- Kings Sutton Mill Farm: World Tamils Historical Society: SNC say that a retrospective planning application is expected shortly. Provided their meetings comply with certain criteria and are no more than about 14 times per year this activity can be considered as 'permitted development'.

5. Wales Street flood alleviation bund: A revised scheme was prepared as part of a comprehensive review of the project, but the SNC project team did not proceed with a planning application. Because of significant cost increases SNC have withdrawn their funding and the scheme has been cancelled. Instead a property level; mitigation proposal is being funded by the EA (managed locally by the County Council) and we shall have to see if any of this work will need planning permission.

6. Visual Amenity: We are pleased to note that 52 Wales Street has changed hands and the appearance of the property and its garden, and eyesore for some years, has been radically improved.

T.M. Forde
Chairman
Planning Committee

April 16 2018