

Kings Sutton Parish Council

Report of the Planning Committee for 2018-2019 and a Note on Flooding Matters

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 impending 'unitarisation' of local government in Northamptonshire will throw us into a 3 way new Unitary including Northampton Borough. NBC has a substantial deficit on its 5 year housing supply budget, and despite the creation of Significant Urban Expansion areas in SNC and Daventry, there is a risk that South Northants' cushion will disappear to meet the needs of the former Borough. Watch this space.
3. The SNC Local Plan continues on its slow progress. However, the Council submitted the Part 2 Local Plan to the Secretary of State on 22 January 2019. There will be an Independent Inspection at a date to be announced. Information regarding the Inspector and programme is available on the SNC website together with details of the approx. 200 representations which were made.

The documents submitted to the Secretary of State are available to view and download on the SNC website. Hard copies of the Submission Local Plan, the Submission District-wide Policies Map, Submission Policies Map Book, Sustainability Appraisal, Sustainability Appraisal Addendum, Habitats Regulation Assessment Amended Screening, Regulation 22.(1)(c) Consultation Statement and Notice of Submission are also available to view at the Council's Offices and all libraries in the District during opening hours.

4. Planning applications This year we have been consulted on or notified on some 17 planning applications for full consent, 3 applications for listed building consent and 9 proposals for tree work either in the Conservation Area or affecting TPOs. . Other categories of applications on which we have been consulted include applications to discharge conditions imposed by permissions (22), Advertisements, Listed Building Consent, Determination as to whether a Certificate of Lawful development is required, and a Prior Notification application– agricultural and non-agricultural. In all 58 items.

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 were a few of cases where more detailed responses were made.

- The construction of the Barwood housing estate at Hampton Drive has now been effectively completed. 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). (see below).

- 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.
- A further application for residential development in Wales Street was refused and subsequent application was withdrawn.

5. Enforcement action: Last year I reported that 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 was received and the parish council objected on the grounds of scale and appearance. Planning permission has now been granted subject to the building being used solely for purposes ancillary to the residential curtilage on which it stands.
- Former railway land adjacent to Kings Sutton Station. The land has now been sold (to village residents) and the site has been cleared of the large numbers of old vehicles, and the need for enforcement action has therefore been removed.
- Kings Sutton Mill Farm: World Tamils Historical Society (Company no. 09645816): We have had no information from SNC Enforcement on this matter, but 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’.

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

Note to residents: All planning application documents 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/)

Flood Risk matters

- Pathfinder II: The County Council are discussing with us the inclusion of the parish council in their Pathfinder II programme. The Pathfinder II Project’s aim is to facilitate community-led improvements in resilience and preparedness amongst communities who are at risk of surface water flooding in Northamptonshire, complementing other flood risk management activities. The Pathfinder programme includes a flood survey undertaken by civil engineers which produces a maintenance plan, support in developing emergency plans, engagement with community to promote flood awareness, support in developing longer term solutions such as applying for funding, and training and support for Flood Wardens. We shall be looking at the role of Flood Wardens, who are normally most appropriate for fluvial flood risk locations, and seeking volunteers to work with us.

Interested residents have had a walkabout with the nominated civil engineering consultant and areas of concern were identified, in particular the surface water flooding from land above the Hampton Drive estate (Little Rushes). NCC (Flood & Water Management) are in contact with the landowners to seek a rectification to an obstruction which has been placed across the flood channel. Other areas of concern included Mill Lane at The Orchard where the flooding seems to be connected with inadequate highway drainage.

Details of the Pathfinder II programme can be found on the Northamptonshire County Council website.

- Property Level Resilience work in Wales St: Following the cancellation of the comprehensive flood alleviation scheme, property-level mitigation measures, funded by the EA (and managed locally by the County Council) are currently being implemented.
- Watercourse Management: We shall continue to work with landowners to ensure that all watercourses which might bring flood risk to residents are maintained in a condition which permits the free flow of flood waters in periods of high rainfall. The Little Rushes estate is in a specific position because the estate service company (which will be owned by the house owners), is responsible for the effective maintenance and operation of the flood channel and the flood retention ponds within the development as well as a shared riparian ownership on the north side.
- Note that Pathfinder is concerned with surface water flooding, river (fluvial) flooding being the responsibility of the Environment Agency.

Finally, we should note that with the introduction of the new Unitary Local Authorities, proposed to take place on April 1st 2020 and the disappearance of the County Council and SNC, all the planning, flood management and highway functions will be united in one organisation (with new councillors) for West Northamptonshire.

T.M. Forde
Chairman
Planning Committee

April 9 2019