

KING'S SUTTON PARISH COUNCIL**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY 5TH AUGUST 2021 AT 7PM IN THE ASTROP ROOM,
KING'S SUTTON MILLENNIUM MEMORIAL HALL**

PRESENT: Councillors R Irving (Chairman), A Barry, D Bostock, R Field, S Read-Maskell

ABSENT: Councillor J Creed

IN ATTENDANCE: Mrs E Hart (Clerk), four members of the public, Paths Warden

**Chairman's announcement:
The Openness of Local Government Bodies Regulations 2014:**

PLG: 21.21/22 TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE:

Apologies had been received from Cllr Creed.

RESOLVED: To approve the Reasons for Absence submitted by Cllr Creed

**PLG: 22.21/22 TO INVITE DECLARATIONS OF INTEREST:
A. Disclosable Pecuniary Interests**

None.

B. Other/Personal/Non-Statutory Interests

Councillor	Agenda Item	Reason
R Irving	Item 6 – culvert at 62 Banbury Lane	Owner of neighbouring land

C. To receive Requests for Dispensations

None.

PLG: 23.21/22 PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS LISTED ON THE AGENDA.

All items raised consisted of objections to the forthcoming outline planning application from Rectory Homes. Objections included concerns regarding increased flooding risk, SUDS, light pollution, surface water disposal, sufficient new homes planned in Adderbury, increase in traffic, problematic access point, further development into neighbouring fields, ownership of the area near the site boundary.

Cllr Irving advised that all points except light pollution had been raised with Rectory Homes. He emphasised that the Parish Council has not yet been consulted but would be when the application was submitted, and that was also the time for members of the public to submit their comments. He further

noted that Cllr Breese has confirmed that the South Northants locality will remain a planning entity for several years and currently already has six years' of land supply.

PLG: 24.21/22

TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1ST JULY 2021

RESOLVED:

To approve the Minutes of the Meeting held on 1st July 2021.

PLG: 25.21/22

APPLICATIONS

A. Application No WNS/2021/0868/FUL: consultation Proposal: Demolition of existing Dutch Barn and erection of replacement agricultural building

Location: Scotts Farm Walton Grounds Kings Sutton OX17 3QW

RESOLVED:

To recommend that the Parish Council has no objection to the application, so long as the development does not impact upon the Right of Way.

B. Application No WNS/2021/0893/FUL: consultation Proposal: Replace existing single storey rear extension, alterations to existing rear window openings including replacement windows and clad two storey rear extension with timber boarding, block up existing side window with stone, replace windows on front elevation and construct a porch.

Location: 19 Richmond Street Kings Sutton OX17 3RS

RESOLVED:

To recommend that the Parish Council has no objection to the application but requests that the applicant is asked to provide details of the style of the front door to ensure that it is acceptable.

C. Application No WNS/2021/1014/FUL: consultation

Proposal: Proposed front/side extension.

Location: 1A Orchard Way, Kings Sutton, Northamptonshire, OX17 3PY

RESOLVED:

To recommend that the Parish Council objects to the application for the following reasons:

- It is felt that the development would constitute over-development of the site and be overbearing.
- The front extension would significantly alter the existing street scene in a detrimental way.
- The development would exacerbate issues with car parking in an area which is already problematic.

D. Application No WNS/2021/1031/FUL: consultation

Proposal: Proposed grain store

Location: Scotts Farm Walton Grounds, Kings Sutton, Northamptonshire, OX17 3QW

RESOLVED: To recommend that the Parish Council has no objection to the application so long as the development does not impact upon the Right of Way.

E. Application No 19/01047/OUT: to note the decision and consider the effect on the King's Sutton exit from Twyford Road on to Oxford Road.

Proposal: Outline planning application for a residential development of up to 825 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space; landscaping and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access.

Location: Land North East Of Oxford Road West Of Oxford Canal And East

RESOLVED: To recommend that the Parish Council notes that:

- Cllr Breese has written to Stuart Timmus requesting that he approaches Cherwell District Council to request consideration be given to formulating a s106 agreement to provide for traffic lights.
- the traffic survey included with the application dated from 2016.

PLG: 26.21/22

APPLICATION: S/2021/0199/FUL - 62 BANBURY LANE, KINGS SUTTON, NORTHAMPTONSHIRE, OX17 3RX: DEMOLITION OF EXISTING CONSERVATORY. SINGLE AND TWO STOREY REAR AND SIDE EXTENSION: TO RECEIVE UPDATE REGARDING CONCERNS RAISED OVER THE CONTINUED INTEGRITY OF A CULVERT DUE TO THE DEVELOPMENT

RESOLVED: To recommend that the Parish Council notes that:

- John Slack, Property Investment & Contracts Manager, Assets and Environment Team at WNC has noted the Parish Council's concerns and has asked the Legal Team to comment, as whilst the adjacent homeowners have obtained planning consent for the works, they do also require the Council's consent in its capacity as landowner of the culvert.
He noted that if consent were to be granted, it must be ensured that no issues are caused to the culvert and all liabilities are with the homeowners. WNC would also request that the works are completed subject to building regulations approval and signed off appropriately.

- the owners of the property where the culvert is located have approached the legal team at WNC as they also have concerns.

**PLG: 27.21/22 PLANNING POLICY: ADOPTION OF HOUSING
SUPPLEMENTARY PLANNING DOCUMENT BY WEST
NORTHAMPTONSHIRE COUNCIL ON 29TH JUNE 2021: TO
NOTE**

RESOLVED: To recommend that the Parish Council notes the paper, observing that it is interesting that WNC appears keen to help rural areas get the appropriate housing mix.

**PLG: 28.21/22 OUTLINE PROPOSAL BY RECTORY HOMES FOR KING'S
SUTTON: TO RECEIVE UPDATE**

RESOLVED: To recommend that the Parish Council notes the objections raised by members of the public and that a public exhibition is planned for the end of August. (25th August if the Hall is available)

RESOLVED: To recommend that the Parish Council notes that Cllr Breese has advised that SNC is currently a legal entity as far as determining planning applications is concerned and has 6 years' worth of land supply.

RESOLVED: To recommend that the Parish Council notes that Rectory Homes has an option to purchase the land.

RESOLVED: To recommend that the Parish Council notes that members of the public wishing to comment on the proposal must wait for the application to be submitted to the Local Planning Authority in the same way that the Parish Council would submit comments when consulted.

The Meeting closed at 7:29 p.m.