

KING'S SUTTON PARISH COUNCIL**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY 2ND SEPTEMBER 2021 AT 7PM IN THE ASTROP ROOM,
KING'S SUTTON MILLENNIUM MEMORIAL HALL**

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

ABSENT: None.

IN ATTENDANCE: Mrs E Hart (Clerk)

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

PLG: 28.21/22 TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE:

None.

**PLG: 29.21/22 TO INVITE DECLARATIONS OF INTEREST:
A. Disclosable Pecuniary Interests**

None.

B. Other/Personal/Non-Statutory Interests

None.

C. To receive Requests for Dispensations

None.

PLG: 30.21/22 PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS LISTED ON THE AGENDA.

None.

PLG: 31.21/22 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5TH AUGUST 2021

RESOLVED: To approve the Minutes of the Meeting held on 5th August 2021.

**PLG: 32.21/22 APPLICATIONS
A. Application No WNS/2021/1155/FUL
Proposal: Single storey rear extension
Location: 43 Halestrap Way, Kings Sutton,
Northamptonshire, OX17 3SF**

RESOLVED: To recommend that the Parish Council has no objection to the application.

B. Application WNS/2021/1278/FUL: consultation
Proposal: Remove flat garage roof replace with new 30 degree pitch roof
Location: Squirrel Corner 33A Astrop Road Kings Sutton OX17 3PG

- RESOLVED:** To recommend that the Parish Council advises WNC of the following concerns/issues:
- The plans do not seem to be to scale, and the application seems to lack adequate professional input
 - The work has already been started.
 - An additional single replacement garage seems also to have recently been built. It is not mentioned on the plans, and it may be of a height and position which precludes it from being covered by permitted development rules.
 - The Application Form submitted mentions blocking up of the garage door, but the plans do not show this.
 - What is the intended use of the original garage space?

- RESOLVED:** To recommend that the Parish Council makes a holding objection pending:
- Retrospective planning permission being required for the new single garage.
 - Replacement plans being produced showing the exact proposals in respect of the existing garage doors.
 - WNC asking for clarification of future use of the existing garage and receiving more detailed and accurate drawings.

- RESOLVED:** To recommend that the Parish Council asks WNC to confirm if Planning Permission would be required for any change of use of the existing garage into living accommodation.

C. Application No WNS/2021/1292/TPO: consultation
Proposal: T01 - T32 - Lime x 32 remove suckers and epicormic growth from base and stem to 3.0m, Crown raise to 3M. Request for usual 2 year period for an application be extended to 10 years.
Location: Kings Sutton Recreational Ground Astrop Road Kings Sutton

- RESOLVED:** To recommend that the Parish Council notes the application and makes no comment (The Parish Council being the applicant)

D. Application No: WNS/2021/1300/TCA: conservation Area Tree Notification
Proposal: Ornamental flowering Cherry Tree - in front garden requires formative prune and 10% to 20% crown reduction
Location: 3 Bulls Lane Kings Sutton OX17 3RA

- RESOLVED:** To recommend that the Parish Council notes the application.

E. Application No: WNS/2021/1335/FUL: consultation Proposal: variation of condition 2 (Plans) to S/202/0199/FUL (Detached dwelling and garage) To allow tarmac drive and extended parking area Location: Land rear of 56-60 Richmond St, Kings Sutton

RESOLVED: To recommend that the Parish Council has no objection to the application.

PLG: 33.21/22 OUTLINE PROPOSAL BY RECTORY HOMES FOR KING'S SUTTON: TO RECEIVE UPDATE

RESOLVED: To recommend that the Parish Council notes the report of Cllr Irving which including the following points regarding the exhibition held in the Millennium Memorial Hall on 25th August:

- Two Representatives from Rectory Homes attended as well as a representative of Glanville, their flood risk and drainage consultants.
- Approximately 100 residents attended; those opposing development appeared to be in the majority. Some residents were very interested in the affordable housing proposals and suggested bungalows would be beneficial. We were told that the split of the 50% (15) 'affordable' houses was:
 - 4 - First Homes Scheme (a new government scheme that maintains the price of the house at 70% of market value in perpetuity)
 - 8 – Affordable Rented
 - 3 - Shared Ownership
- All 50 feedback forms were taken of which 32 were returned during the session.
- The primary concern of those objecting was regarding flooding issues. Rectory Homes has confirmed that they are conducting a flood risk assessment on the proposed development in collaboration with WNC and with Thames Water on the foul water drainage strategy: *"to find a way of dealing with this without aggravating the current drainage situation in the area."* They also say that: *"Currently Thames Water are assessing the impact of the proposed development on the existing foul sewer network and that if the findings of this assessment conclude that the existing system has insufficient capacity to accommodate the development then Thames Water will undertake upgrade works on their sewer to provide sufficient capacity for the proposed development and rectify existing issues within the area of affected public sewer"*.
- Other concerns included encroachment into the open countryside, traffic in and out of the site both during any construction phase and longer term.
- The application is likely to be submitted at the end of September.
- The Clerk is keeping a record of all comments received.

The Meeting closed at 7:20 p.m.