

KING'S SUTTON PARISH COUNCIL**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY 3RD MARCH 2022 AT 6:30PM IN THE MAIN HALL,
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), Cllr Wood, two members of the general public

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

PLG: 72.21/22 TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE:

None.

**PLG: 73.21/22 TO INVITE DECLARATIONS OF INTEREST:
A. Disclosable Pecuniary Interests**

| Councillor | Agenda Item | Reason |
|------------|--------------------------------------|--|
| R Field | 6.4 Application No WNS/2022/0071/MAO | Owner of land adjacent to the proposal |

B. Other/Personal/Non-Statutory Interests

| Councillor | Agenda Item | Reason |
|------------|--------------------------------------|---|
| R Irving | 6.4 Application No WNS/2022/0071/MAO | Owner of land adjacent to a culvert which is part of the flooding scheme. |

C. To receive Requests for Dispensations

The Clerk confirmed that a request had been received from Cllr Field (Agenda Item 6.4) and this was granted.

PLG: 74.21/22 PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS LISTED ON THE AGENDA.

One resident spoke regarding Application No WNS/2022/0071/MAO expressing concerns that the application could result in further development applications on adjacent land due to the proposed road layout.

PLG: 75.21/22 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH FEBRUARY 2022

- RESOLVED:** To approve the Minutes of the Meeting held on 6th February 2022
- PLG: 76.21/22** **TO RECEIVE AN UPDATE FROM THE CHAIRMAN ON PLANNING ISSUES**
- None.
- PLG: 77.21/22** **APPLICATIONS**
- A. Application No WNS/2022/0264/FUL**
Proposal: Proposed front/side extension.
Location: 1A Orchard Way Kings Sutton OX17 3PY
- RESOLVED:** To recommend that the Parish Council objects to the proposal for the following reasons:
- it considers the site to be overdeveloped already
 - the development would intensify the already overbearing nature of the property
 - the street scene would be impacted negatively due to the extension being in front of the building line
 - parking provision, which is already inadequate, would be further exacerbated
- B. Application No WNS/2022/0374/FUL**
Proposal: Demolition of existing conservatory, external store and WC. New two storey side/rear extension and loft conversion
Location: 4 Orchard Way Kings Sutton Northamptonshire OX17 3PY
- RESOLVED:** To recommend that the Parish Council has no objection to the proposal.
- C. Application No WNS/2022/0271/SCR**
Proposal: Screening Opinion for proposed construction of a commercial development of between 1.2 million and 1.5 million square feet of logistics/warehousing and associated infrastructure and landscaping on land at Junction 11 M40, Banbury, OX17 2BH
Location: Junction 11 M40, Banbury, OX17 2BH
- RESOLVED:** To recommend that the Parish Council responds to the proposal stating that it considers that, due to the likely impact on biodiversity and traffic, a future application should be accompanied by an Environmental Impact Assessment.
- D. Application No WNS/2022/0071/MAO**
Proposal: Outline planning permission for residential development of up to 31 no. dwellings with all matters reserved except access. Including affordable housing, together with creation of new areas of open space, a new access off Hampton Drive, landscaping and all enabling and ancillary works.

Location: Land North Off Blenheim Rise, Kings Sutton, Northamptonshire**RESOLVED:**

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

DEVELOPMENT OUTSIDE THE VILLAGE CONFINES – the proposal is located outside our village confines - and is in what is designated as a Special Landscape Area (SLA) (Aynho, Cherwell Valley & Eydon). It marks a continuing urbanisation of what has traditionally been a village community. The Parish Council notes that the LPA currently has in excess of 5 years (6.32) Housing Supply and that therefore there is no presumption in favour of sustainable development. Neither does the Parish Council accept that the proposed development fulfils the conditions which would make it a 'Rural Exception Site' under the terms of the West Northants Joint Core Strategy Policy H 3. The proposal fails to comply with the relevant Planning Policies as highlighted by WNC's Planning Policy Team in their consultation response.

FLOODING AND DRAINAGE ISSUES – the site and its surroundings have a serious history of flood incidents and whilst the Parish Council notes the contents of the developer's Flood Risk Assessment and acknowledges that the developer has no obligation to improve flood risk, it nevertheless has reservations regarding the likely effectiveness of the proposed attenuation scheme. In particular, the Banbury Lane culvert appears to be already close to capacity and it is felt the interface of the ditch and culvert at the Hampton Drive agricultural entrance is likely to be inadequate. Furthermore, the Parish Council considers that the consultants' calculations have not taken adequate account of a feature of the land surrounding the site. Surface water flooding there, because of the clay features, results in a previously observed characteristic whereby, when a sufficient volume has accumulated on sodden fields upstream of the site, this volume is for a time retained by 'friction' and then, once a certain weight of water accumulates on the ground, it is suddenly released and flows down the hill into any development in its path. This was the cause of the 1998 flooding in Windsor Close and nothing in the developer's outline proposals explains how this flash flooding phenomenon will be addressed.

HOUSE TYPES, SIZES AND AFFORDABILITY ISSUES – the Parish Council notes and concurs with the comments of the Strategic Housing Team in that the proposed housing mix does not meet the needs of the parish. In particular the need for 1-bedroom properties is high (14 households on 25th February 2022 out of a total of 32 on the Housing Register) and the development proposes no 1-bedroom properties. Furthermore, despite the Policy requirement for 5% of developments of over 20 houses to be single storey, no bungalows are proposed, nor

are any flats, whilst the Housing Register indicates seven households requiring sheltered accommodation

INFRASTRUCTURE AND EFFECT ON SUSTAINABILITY OF VILLAGE INCLUDING TRAFFIC, EDUCATION, BUSINESS AND TRANSPORT ISSUES - The village has narrow streets, sharp corners, parking problems on highways and limited access points. Its ability to cope with additional traffic is of major concern. The entrance to the proposed site too is in a congested traffic area. In addition, the main route to Banbury via the Oxford Road, passes over a weight restricted rail bridge and two narrow single file river/canal bridges. The Parish Council questions the assumption that, with car parking 103 cars in the development, it is likely that there will be only 10 cars per hour in and out at peak times as stated in the desk studies and also questions the validity of a traffic survey carried out during the Covid-19 pandemic.

The Parish Council expresses concerns that the preschool's capacity will be exceeded, and highlights that the developer's assertion that there is a medical practice in the village is incorrect. Additionally, there is now only a minibuses on Tuesdays and Thursdays aimed at reducing isolation for concessionary bus pass holders rather than the previous regular public bus service.

THE CONSTRUCTION PHASE - The Parish Council believes that, due to the size of the development and the impact of construction upon the traffic in an already constricted area, the Construction Traffic Management Plan should form part of the planning application and not be addressed as part of a planning condition attached to any permission

S106 - Without prejudicing any other comments we have made in presenting our views on the proposed development, it is submitted that if the development is approved further Section 106 cash requirements should be imposed on the development.

These would be financial contributions to help the village with issues including but not restricted to:

- improving the traffic and road safety situation within the village and on roads leading to and from it
- enhancing bus services to and from the village
- assisting the development of recreation facilities within the village.

ECOLOGY – the Parish Council notes the contents of the Preliminary Ecological Appraisal and that no bat survey has been carried out. Since it is known that bats roost in the adjacent Barwood Homes development, it is felt important that a bat survey and more detailed ecological survey is submitted and that, if necessary, an appropriate European Protected Species Licence should be required.

The Meeting closed at 7:09 p.m.