

King's Sutton Parish Council

Report of the Planning Committee for 2014-2015

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 King's Sutton Parish Council is a consultee to South Northants Council (SNC) who are the Local Planning Authority; it does not make the decision; but equally is not obliged to make any comment or observation.
2. Policy issues: The approval and formal adoption of the Joint Core Strategy by SNC, Daventry and Northampton Borough together with a much more robust 5 Year Housing supply have greatly strengthened SNC's position in relation to unwanted and uncalled for housing developments: This will have contributed to Banner (now CALA) Homes' decision to withdraw their application for a further 14 houses in Banbury Lane. We look forward to working with SNC on the next stage of their Local Plan which will include a Conservation Area Appraisal for King's Sutton.
3. King's Sutton The Way Ahead: Progress has been unfortunately very slow. We do now have results from a response of nearly 30% and the working groups will be re-convened after the forthcoming election. This is very much a community effort and we hope that others will come forward to contribute their knowledge and expertise to putting our report together.
4. Barwood Homes: The permission granted to Barwood Homes on appeal for 35 houses off Hampton Drive is now being implemented. It is being monitored by members of the Parish Council and site meetings have been held with Barwood staff. There is an email address where village residents can contact Barwood with any concerns: kings.sutton@barwood.co.uk .
5. Banner Homes: Banner made an application as Agents for Mr T Woolley for 10 more houses on land at the back of their site which was refused in December 2013. This was superseded by a revised application for 14 houses and bungalows. The Parish Council objected and the SNC officers recommended refusal. In the light of this opposition Banner withdrew the application just before the application was due to go to SNC's Development Control Committee.
6. Flood Alleviation Bund: Planning permission was granted for the revised bund alignment. This was strongly supported by the Parish Council which is also contributing financially to the scheme. The funding position is not yet secure but tenders for the construction of the bund are expected to be received by SNC shortly.
7. Land off Mill Lane: Gladman Developments. The Parish Council heard with dismay plans for an application for 100 houses 'in the first instance' on land fronting Mill Lane. The company involved has received a substantial amount of adverse comment in the national press. While the prospect has not gone away, the present policy climate for housebuilding in rural areas is much less favourable. However, we shall have to see what the general election brings. We have discussed the

implication of new housing with the School Head and Chair of Governors, and it is clear that another 100 houses in addition to the 75 that are already built or building would cause considerable problems for the school which could not be solved with building works on the school site, and which might entail village children travelling away for their primary education. Watch this space.

8 Planning Applications: The Committee advised the Council on the planning applications set out in the annex to this report. Generally the applications were minor in relation to the village, and a 'no comment' response was offered. There was a number of cases where more detailed responses were made and these included:

- Children's' Play Area: promoted and supported by the Parish Council together with Section 106 funds. This is now on site and will be finished within the next few weeks.
- 1A Orchard Way: This development was not built in accordance with the approved plans. The Parish Council had objected and an enforcement appeal was served on the owner. A hearing took place and subject to certain minor works being undertaken the Inspector granted planning permission for the house as built.
- Land off Wales Street ('Donkey Field'): This application was objected to by the Parish Council (as have previous applications for this land). The SNC officers recommended refusal and the SNC members accepted the recommendation.
- 20 Newlands: The Parish Council did not object to this porch proposal which was refused by SNC. The decision was overturned on appeal.
- Flood Alleviation Bund: The application was strongly supported by the Parish Council and has now been approved by SNC. The next stage is to see what the tender figures come in at since there will be a shortfall in the funding available (see above).
- The Three Tuns: The new owners have permission for conversion to offices and work is under way. While the Parish Council welcomes the retention of the building in its present form, the concerns were expressed about parking generated by the new use.

Schedule of Applications April 2014 to March 2015

NOTE This table lists the applications in REVERSE ORDER, i.e. most recent first

Council Reference	Address	Proposal	Date Received	
S/2015/0627/FUL	Carpenters Cottage 3 Church Avenue Kings Sutton	Proposed two storey rear extension, additional window to west elevation and velux roof lights to west, east and south elevations	23/03/2015	Being processed by SNC
S/2015/0628/LBC	Carpenters Cottage 3 Church Avenue Kings Sutton	Listed building consent for two storey rear extension, alterations to kitchen at ground level with changes to windows and doors. Moving first floor bathroom into the new extension, new staircase to second floor level, additional window to west elevation and velux roof lights to west, east and south elevations	23/03/2015	Being processed by SNC
S/2015/0562/FUL	25 Newlands Kings Sutton Banbury	Single storey side extension and rear conservatory	19/03/2015	Being processed by SNC
S/2015/0542/FUL	Three Tuns 21 Whittall Street Kings Sutton	Variation of condition 2 (plans) of S/2014/2410/FUL (Change of use from vacant public house to offices. Demolition of outdoor buildings/Lean-to) comprising the addition of 2 new windows on East elevation two new windows and a set of double doors on the West elevation	17/03/2015	Being processed by SNC
S/2015/0517/HPD	1 The Willows Kings Sutton Banbury Northamptonshire	Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 5.4 m beyond the rear wall of the original dwelling house, maximum height of 3.9 m and height of eaves 2.4 m	11/03/2015	Being processed by SNC

S/2015/0499/FUL	Stoneleigh 30 Whittall Street Kings Sutton	Single storey rear extension. Conversion to part of outbuildings. New pitched roof to shower room. Roof lights to serve bedroom 6.	10/03/2015	Being processed by SNC
S/2015/0481/MAF	Land to the North of Hampton Drive Kings Sutton	Variation of condition 2(plans) S/2012/1417/MAF (Residential development of 35 dwellings, incorporating public open space and flood attenuation works.) to extend plot 8 to incorporate integral garage plus ancillary accommodation and adjust position of plots 6 and 9 garages to suit.'	09/03/2015	Being processed by SNC
S/2015/0439/NMA	Land to the North of Hampton Drive Kings Sutton	Non-material amendment to S/2014/1845/MAF (Variation of condition 2 (plans) of planning permission S/2012/1417/MAF (Residential development of 35 dwellings to allow changes to site layout, hard landscaping and bin storage). Variation of road and service strip finishes.	02/03/2015	Being processed by SNC
S/2015/0461/FUL	Purston Manor Farm Purston Road Purston Brackley	Proposed new agricultural building	02/03/2015	Being processed by SNC
S/2015/0407/FUL	18 Arundel Close Kings Sutton	2 X Dormer windows and loft conversion to create living space, re-roof existing conservatory with tiles and replace glazing with brickwork and individual windows.	23/02/2015	Being processed by SNC
S/2015/0306/PA	49 Richmond Street Kings Sutton	Determination as to whether prior approval is required (under Class IA(a) of Part 3 of the above Order) for the change of use of a shop (Use Class A1) to one dwelling (Use Class C3) in respect of: the transport and highways impacts of the development; contamination risks on the site; flooding risks on the site; the desirability of changing the use due to loss of the shop; and the design and external appearance of the building.	16/02/2015	Being processed by SNC
S/2015/0254/FUL	Spire Cottage 36 Wales Street Kings Sutton	Demolition of single storey extension, conservatory and shed, and erection of two storey side extension, single storey rear	06/02/2015	Being processed by SNC

		extension and porch.		
S/2015/0133/RES	9 The Willows Kings Sutton	Reserved matters application pursuant to S/2013/0981/OUT (Proposed dwelling- approval being sought for access, appearance, landscaping, layout & scale.	26/01/2015	10 - Approved
S/2015/0089/TCA	50 Astrop Road Kings Sutton	Crown reduce one gleditsia tree by 33%, remove dead wood and raise height of crown away from adjacent buildings.	20/01/2015	10 - No Objections
S/2014/2486/FUL	28 Sandringham Road Kings Sutton	Single storey rear / side extension	22/12/2014	10 - Approved
S/2014/2458/TPO	Holland Barn 5 Mill Lane Kings Sutton	T1 Oak Tree - Crown by 2/3 metres, raise up crown by 2 metre, clear deadwood & crown clean by 10%	19/12/2014	10 - Approved
S/2014/2410/FUL	Three Tuns 21 Whittall Street Kings Sutton	Change of use from vacant public house to offices. Demolition of outdoor buildings/Lean-to.	09/12/2014	10 - Approved
S/2014/2308/FUL	20 Kensington Close Kings Sutton	Two storey side extension	05/12/2014	10 - Approved
S/2014/2307/TCA	Scotts Farm Walton Grounds Kings Sutton	T742 - Corsican Pine, remove split limb and major deadwood over highway, T742A - Corsican Pine, remove adjacent vegetation and small tree in hedgerow, fell to ground.	04/12/2014	10 - No Objections
S/2014/2375/TCA	16 Upper Astrop Road Kings Sutton	T1 Cherry Tree - Fell; T2 Bird Cherry - reduce growth, clear branches & one lower limb; T3 Cherry Tree, Prune lower growth; T4 - Sycamore - Fell.	03/12/2014	10 - No Objections
S/2014/2235/MAF	Land North of Hampton Drive Kings Sutton	Variation of Condition 2 (plans) of S/2012/1417/MAF (Residential development of 35 Dwellings, incorporating public open space and flood attenuation works) to amend approved architectural detailing	24/11/2014	10 - Approved
S/2014/2129/MAF	Land west of Banbury	Erection of 14 dwellings and associated works	31/10/2014	10 - Withdrawn

Lane Kings Sutton

S/2014/2053/NMA	Gregorys House 27 Astrop Road Kings Sutton	Non material amendment to S/2013/0576/FUL (Two storey rear extension) Change rear window to doors	31/10/2014	10 - Approved
S/2014/2085/MAF	Land north of Wales Street Kings Sutton	The construction of a flood defence bund and associated works including the diversion of a section of the Black Brook	30/10/2014	10 - Approved
S/2014/1935/HPD	51 Glebe Rise Kings Sutton	Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 5.785m beyond the rear wall of the original dwelling house, maximum height of 3.550m and height of eaves 2.450m	20/10/2014	10 - Prior Approval Not Reqrd
S/2014/2039/FUL	Hill View Cottage Little Purston (Kings Sutton Parish)	Proposed side and rear extensions	17/10/2014	10 - Approved
S/2014/1796/FUL	24 Wales Street Kings Sutton	4 no. replacement windows to front of house. Current windows are single glazed box sash. New windows will be double glazed but otherwise like-for-like: timber box sash with 18mm glazing bars.	06/10/2014	10 - Approved
S/2014/1830/FUL	College Farm Astrop Road Kings Sutton	Minor material amendment to S/2012/0753/FUL (Change of use and conversion of three traditional stone barns to a dwelling to include demolition of a portal framed cattle shed for garden amenity area.) Vary condition 2 (plans) Alterations and enlargement of link structure, open sided hovel to be converted to provide kitchen, alterations to fenestration, vehicular access relocated to serve northern yard	06/10/2014	10 - Approved
S/2014/1845/MAF	Land to the north of Hampton Drive Kings	Variation of condition 2 (plans) of planning permission S/2012/1417/MAF (Residential development of 35 dwellings) to allow changes to site layout, hard landscaping and bin	26/09/2014	10 - Approved

	Sutton	storage. Various changes to some house types as detailed on individual plans.		
S/2014/1542/COND	Recreational Ground Astrop Road Kings Sutton	Application for approval of details submitted pursuant to Condition 3 (signage) of planning permission S/2014/0635 The removal and replacement of some of the existing children's fixed play equipment and the installation of additional new fixed play equipment on the village recreation ground.	26/08/2014	10 - Approved
S/2014/1584/FUL	Spire Cottage 36 Wales Street Kings Sutton	Demolition of existing single storey extension, conservatory, car port and shed and replace with a new two storey side extension, single storey rear extension and front porch.	22/08/2014	10 - Withdrawn
S/2014/1587/FUL	Recreation Ground Astrop Road Kings Sutton	Variation of condition 6 to application S/2014/0635/FUL (The removal & replacement of some of the existing children's fixed play equipment & installation of additional new fixed play equipment of the village recreation ground) to allow access from the South East subject to protection precautions specified by AGU Treecraft	22/08/2014	10 - Approved
S/2014/1552/FUL	16 Richmond Street Kings Sutton	Single storey side and two storey rear extensions.	21/08/2014	10 - Withdrawn
S/2014/1508/FUL	16 Astrop Road Kings Sutton	Replacement of conservatory and lean to roof with Ultra Lite Tiled roofing system in charcoal grey (Retrospective)	19/08/2014	10 - Approved
S/2014/1478/FUL	24 Whittall Street Kings Sutton	Single storey rear infill extension, the addition of 3 roof lights, replacement windows (Retrospective)	15/08/2014	10 - Approved
S/2014/1463/FUL	13 Astrop Gardens Kings Sutton	Two storey rear/side extensions	13/08/2014	10 - Approved
S/2014/1103/TPO	15 Holland Rise Kings Sutton	Crown reduce overall height and spread of the canopy by 1.5 metres of Oak tree , Horse Chestnut and Beech.	09/07/2014	10 - Approved

S/2014/1064/FUL	28 Sandringham Road Kings Sutton	Proposed Single Storey Rear / Side Extension	08/07/2014	10 - Approved
S/2014/0884/FUL	20 Newlands Kings Sutton	Single storey front extension	17/06/2014	10 - Appeal Allowed
S/2014/0847/RES	Land to the rear of 24 Whittall Street Kings Sutton	Reserved matters application for one dwelling pursuant to S/2012/0684/FUL, approval being sought for access, appearance, landscaping, layout and scale	16/06/2014	10 - Approved
S/2014/0857/FUL	The Donkey Field Wales Street Kings Sutton	Proposed 3 bedroomed house with integral garage a pond and wildlife area	11/06/2014	10 - Refusal
S/2014/0824/MAF	Land West of Banbury Lane Kings Sutton	Erect 14 new dwellings and associated works	09/06/2014	10 - Withdrawn
S/2014/0758/FUL	Four Gables 29A Astrop Road Kings Sutton	Detached open-fronted two-car cart lodge	30/05/2014	10 - Approved
S/2014/0717/FUL	17 Red Lion Street Kings Sutton	Two storey side extension and detached single garage. Refurbishment of existing building including new windows and doors, new railings to front and juliet balcony at rear. Re- position vehicular access.	27/05/2014	10 - Approved
S/2014/0700/FUL	6 The Manor House The Square Kings Sutton	Refurbishment and extension of existing timber chalet	14/05/2014	10 - Approved
S/2014/0657/EN	Land at 1a Orchard Way Kings Sutton	Without planning permission the erection of a detached dwelling	13/05/2014	10 - Appeal Allowed
S/2014/0645/FUL	6 Orchard Way Kings Sutton	Demolish existing rear single storey flat roof structure and replace with a single storey mono pitched roof extension on the existing footprint	09/05/2014	10 - Approved
S/2014/0635/FUL	Recreation Ground Astrop	The removal and replacement of some of the existing children's	30/04/2014	10 - Approved

	Road Kings Sutton	fixed play equipment and the installation of additional new fixed play equipment on the village recreation ground.		
S/2014/0637/LBC	Flat 4 Astrop Park Stables Kings Sutton	To replace 6 No. windows at first floor level on the outer north elevation & inner south elevation	30/04/2014	10 - Approved
S/2014/0531/FUL	Land Adjacent to Buston Farm Cottage Harworth Road Kings Sutton	Proposed 3 storey house and detached garage	09/04/2014	10 - Refusal
S/2014/0487/TCA	Spire Cottage 36 Wales Street Kings Sutton	Remove one conifer tree	08/04/2014	10 - No Objection