

King's Sutton Parish Council

Report of the Planning Committee for 2015-2016

Note to residents: All planning 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/>

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 supply has greatly strengthened SNC's position in relation to unwanted and uncalled for housing developments, and the threat of further applications for housing development have not materialised this year.
3. The SNC Local Plan continues on its slow progress. We look forward to working with SNC on the next stage of their Local Plan (Local Plan Part 2A Options) which will include a Conservation Area Appraisal for Kings Sutton. Specific issues identified by SNC of relevance to the village include:
 - Scale and Type of housing development at Village and Settlement level;
 - Community and Leisure development; Environmental designations, including green spaces and special landscape areas; and
 - Policies to manage development in a sustainable way
4. This year we have been consulted on or notified on some 30 planning applications, 4 major applications (mainly aspects of the Barwood development), 3 applications for listed building consent and 9 proposals for tree work either in the Conservation Area or affecting TPOs. SNC have also received 36 applications to discharge conditions imposed on planning permissions, but these are not forwarded to the Parish Council (they are available on line).
5. Barwood Homes: The permission granted to Barwood Homes 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. A recent planning application has been made by Barwood for the replacement of a single larger dwelling with two semi-detached 3 bedroom houses. This was considered a step in the right direction by the Committee and Parish Council.
6. Flood Alleviation Bund: Implementation of the planning permission for the revised bund alignment reported last year is expected shortly and the associated tree work has been complete.

7. KS The Way Ahead: Progress has been unfortunately very slow. Options for future work taking into account support from within the village are under discussion
8. Planning Applications: As noted above the Committee advised the council on over 30 planning applications. Generally the applications were small in relation to the village and did not raise major issues, and a 'no comment' response was offered. There was a number of cases where more detailed responses were made and these included:
 - Conversion of potting sheds at The Court House, The Square to self-contained annex: this was objected to as being unrelated development in the curtilage of a listed building. The application was withdrawn.
 - Demolition of The Grange, Upper Astrop Road and its replacement by 10 new flats and on-site car parking. This was debated at length by the Council which, in the absence of any alternative scheme for the rehabilitation of the existing building, felt that it could not offer an objection to the planning application by South Northamptonshire Homes. It was fully recognised that there was strong support in the village for the retention of the Grange, but the Parish Council's observations had to relate strictly to the planning merits and demerits of the application if they were to be taken into account by SNC.
 - Hill View Cottage, Purston: the Council objected to the demolition of an existing house (formerly two cottages) on the Purston estate and its replacement by a modern dwelling. The applicant has now reconsidered the design and a replacement building reflecting the scale and appearance of the existing house has been granted planning permission.
 - 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 on on-street parking. The Government's relaxation of the rules on permitted development has not made this problem any easier. An example is the planning permission granted for the conversion of a garage to a study and dining room in Halestrap Way on the recently completed Banner Estate