

WAPPENHAM PARISH COUNCIL

Draft Minutes of the ordinary meeting of Wappenham Parish Council held on Monday 6th December 2010 at Wappenham Village Hall at 8pm

Present: Councillors, King, Wickham, Walsh, Lay, Payne
2 members of the public.

Action

1317 Apologies

Cllrs Featherstone and Wilson, and the clerk Liz Hart, (business commitments) had sent their apologies which were accepted by the meeting.
The Minutes were taken by Cllr Walsh in the Clerk's absence.

1319 To be considered for observation:

- a) **Application No:S/2010/1284/FUL**
Location: 5 Pittams Lane Wappenham
Proposal: 4 new dwellings on site of former no. 5 Pittams Lane including improvements to Pittams Lane carriageway and junction with High Street. (Further information regarding Road Layout and Speed Surveys)

Cllr Wickham declared a prejudicial interest in the application and retired from the discussion.

Cllr Walsh closed the meeting to allow comments from members of the public. The meeting was reopened.

It was resolved to object to the application on the following grounds:

In response to the "Further information regarding road layout and Speed Survey" which was submitted, The Parish Council has the following comments to add to its previous objections:

- The speed survey states that visibility from Pittams Lane onto the right of the High Street (Eastbound) is JUST achievable at 31.1 miles per hour by widening Pittams Lane as per the plans originally submitted by the developer. However, the survey also states that 85% of all traffic travelling East to West on the High Street averages a speed of 33.6 miles per hours; therefore visibility is no longer achievable. Equally, the visibility splay Westbound is not adequate for the speeds stated in the survey.
- The traffic and speed survey is based on the road widened scheme previously presented to the parish council. The new amended plans can no longer relate to the speed traffic survey presented and the visibility splay, that is: the distance you have to see at specific speeds on the High street is no longer accurate because the measurements have now changed.
- No survey was done regarding 'trip generation' from Pittams Lane going onto the High Street.

The Parish Council believes that in the light of the information now offered to this application SNC would be ill advised to accord any relevance to this current traffic survey as it no longer bears any relevance or resemblance to the amended application. As so many of the concerns of the Parish Council, the local residents and Highways Agency all revolve around the safety and access of this junction this application should not proceed on this basis.

- The Parish Council is trying to ascertain ownership of the village green, known as 'the Knob' which the developer proposes to modify in order to widen Pittams Lane. The Knob was previously owned by the late Miss Hobson and we are seeking to find her heirs while working in conjunction with the executors of her 'Estate' so as we can confirm the rightful ownership of The Knob (VG22). NCC LHA may well have adopted the said piece of land for maintenance purposes, but this does not constitute ownership. When ownership of The Knob is clarified only then can it be known if the developer can take part of this valued open space. The Parish Council would fear a legal challenge or a court injunction on

the Developer should ownership be confirmed as that of a third party and the developers planning permission granted on the basis of a need to take part of VG22.

In response to the Case Officer, Maria Philpott's report and recommendation for approval to be put forward at the Planning Committee on the 9th December 2010, the Parish Council have the following comments to add to its previous objection:

In 4.2 of the case officer's report it is stated that the "Local Highway Authority: [Original Plans] No objection in principle however the following must be addressed:

- The retained access should be conditioned to be used only as a private paddock and no commercial venture or development can take place there." However, the case officer under 6.8 states that "[...] The LHA have requested that the access and paddock is only used for private purposes and conditioned as such. However, the land does not benefit from any commercial use at present and therefore anything of a commercial or business nature would require planning permission in any event."
- The Parish Council and members of the public request that this condition be upheld by the planning committee. This paddock overlooks many residential properties. Commercial or residential development should not be allowed on the paddock now or in the future and SNC should seek to protect this visual amenity for the village and the numerous residents which would be adversely affected by any commercial development.
- The proposal is going in front of Planning Committee on the 9th December. The consultation period also ends on the 9th December. The Planning Committee members will not have in hand a complete case file on which to base their decision. The Parish Council would like to raise its concerns about South Northants Council consultation process, in relation to the procedural requirements as set out by statute law in "The Town and Country Planning (General Development Procedure)". SNC should not determine a planning application before the end of the consultation period. This proposal should not be presented to the committee before the end of the consultation period, especially when an application is as contentious as this one. The Parish Council would fear a legal challenge to any decision reached by SNC Planning Committee if it were proven that it were in breach of either procedures or statutory requirements.
- There are numerous inconsistencies between statements in the case officer's report and the plans as submitted and subsequently amended.

With regards to 6.6 and parking for visitors

- The Parish Council would like the planning committee to note that there is no parking for visitors to the existing properties on Pittams Lane. Pittams Lane cannot cater for 4 new '4 bedroom' dwellings and the level of parking that this will require, even with the widening of Pittams Lane this will not provide additional parking. Furthermore, if the case officer believes that at the moment there is no place for visitors to park within the curtilage of the current residents on Pittams Lane – will the addition of 4 new dwellings not exacerbate and worsen the lack of parking? The Parish Council seeks to protect the character of Pittams Lane and the proposed "passing space" will completely destroy this charming village character.

With regards to arguments in 6.7 of the case officer's report

- We would like to state that No.7 Pittams Lane does not constitute a back land development – it is merely set-back from the road, there are no dwellings in front of it.
- Jabulani is totally unconnected with this proposal, it is situated on the High Street not on Pittams Lane. This argument cannot be used to put forward back land development.

The Parish Council would like to re-iterate that it would support the development of a maximum of 2 dwellings on the site, any more would destroy the vernacular character of Pittams Lane, and would increase traffic volumes on this minor rural road, thereby having a detrimental environmental impact on the area

- b) **To determine whether to send a Representative to speak at the Development Control Meeting on 9th December.**

It was resolved that Cllr Featherstone should represent Wappenham Parish Council at the meeting.

Cllr Wickham returned to the meeting

1320 AOB

None.

The meeting closed at 9:10 p.m.