**GREAT CRANSLEY PARISH COUNCIL**

**Minutes of extraordinary meeting of the Parish Council**

# **held at 6.00pm on 20 January 2023**

# **PRESENT:-** Cllr Richard Barnwell

# Cllr Stuart Ablett

Cllr Kevin Burton

Cllr Amanda. Bussey

Cllr Richard Smyth

Cllr Colin Spickett

Cllr David Whalley

Jane Mann Parish Clerk

Cllr Barnwell thanked the 10 residents of Church Lane and Church View who had attended. He explained why the meeting had been called and the format for the meeting that evening.

**22.147.1. APOLOGIES FOR ABSENCE**

There were no apologies received

**22.148.2. PUBLIC SESSION**

Residents raised their concerns regarding both the technical process and the significant changes raised in the 42page technical note:

* Residents queried why the re-notification process had not taken place given that the changes were significant. Attention was drawn to a document dated 6 January which indicated that renotification had taken place. The Parish Council or other consultees had been given the opportunity to comment on the significant changes.
* Concerns were also raised that only certain residents were originally informed of the proposed development. There was no logical explanation to how the notices were served.
* It was queried whether storage for 10 bins were adequate on recycling days when up to 20 bins could be expected however a larger storage area would obstruct vehicular access.
* The removal of the tree and subsequent additional paving would cause additional surface run off which would impact neighbouring properties.
* The proposed development would mean dangers for both existing and new residents when leaving their properties to enter onto Church Lane as they would not be able to see what is coming in both directions. Particularly for the five existing properties in Church View and Cransley Hall who have no visual splay at present and already need to encroach the highway to exit their properties directly opposite the proposed new site entrance.
* It was questioned that existing residents had not been able to make changes to their homes as it was not deemed in keeping with the conservation area however a new development may be in keeping. The visual appearance would not be in keeping as existing architecture would be impossible to replicate
* The proposed development does not address how utilities and services can be provided, in particular energy supplies when they are already over stretched. Attention is drawn to the fact that there is no main gas supply in Great Cransley.
* The proposed development was thought to be environmentally unfriendly.
* Significant concerns were expressed about the appropriateness of the highway survey which was taken during the pandemic lockdown period.

**22.149.3. DECLARATIONS OF INTEREST**

Declarations of interest were received from Cllrs Bussey and Smyth.

**22.150.4. PLANNING APPLICATION FOR CHURCH LANE DEVELOPMENT NK/2022/0543**

Councillors had previously reviewed the technical note in detail. After listening to concerns of residents in attendance they discussed the substantial changes and made their own comments based on material planning considerations:

* The bin storage area, was thought not only to be inadequate but also environmentally unfriendly and would attract vermin. It was not in keeping with the conservation area.
* Gardens of existing properties would be spoilt by the adjacent bin storage.
* The changes did not properly address highways issues, both in terms of access and road safety.  It was questioned whether the visible splays were adequate.
* The lane is currently used by large rural vehicles so additional construction vehicles could have a dangerous impact affecting visibility.
* Could the road support the addition traffic created by the addition of 10 residential dwellings.
* Concerns over the refuse vehicle tracking calculations undertaken, vehicles were thought to be practically touching. Visiting vehicles may affect this.
* The proposed three visitor parking spaces would not be adequate and would mean visitors parking elsewhere affecting visibility and safety.
* The removal of a tree, which is subject to a tree protection order and is part of the conservation area would damage the tree line.
* The development was not in keeping with Local, strategic and national planning policies.
* An adverse impact on nature conservation and biodiversity opportunities.
* The effect on the historic, listed buildings and conservation areas.
* Whilst the development does not form part of the conservation area, views to and from the conservation area will be adversely affected.
* Attention was drawn to the fact that a 1598 map showed a residential area on the proposed site. The Archaeology response had indicated that further evaluation was required. This does not seem to have been undertaken.
* It was pointed out that the service road is marked "PRIVATE ROAD". Councillors were concerned about what implications this would have?
* Under the unitary councils own policy it was understood that development in North Northants had been agreed up to 2031 and calls for new sites for the following period would be considered in the late twenties.
* Great Cransley Neighbourhood Plan has virtually been completed and is awaiting its last phase. This site was not identified in the village consultation and has been recommended as an important open space adjoining the conservation area and the curtilage of Cransley Hall, a listed building.

Although not deemed a material planning consideration there were still some concerns regarding the factual misrepresentation of the proposal in terms of the historical information provided. Also, the timings of surveys carried out favoured the applicant and if carried out at a different time would produce a completely different picture. Examples quoted were the biodiversity survey and a traffic survey carried out during lockdown.

Following this discussion, the Chairman asked Councillors to decide how best to address these changes. Cllrs Bussey and Smyth withdrew from the debate and abstained from voting. Cllr Burton proposed that the Parish Council continued with its objection to the application and its proposed changes. This motion was seconded by Cllr Ablett. The remaining Councillors supported the motion. It was agreed that the Clerk prepared a response to Planning based on residents and Councillors’ concerns. This would be circulated to Councillors over the weekend before the response was sent to Planning on 23 January.

A traffic survey carried out by residents would also be considered to gauge whether traffic had increased following lockdown.

**22.151.5. DATE OF NEXT PARISH COUNCIL MEETING: 9 February 2023**

**The meeting closed at 6.45pm.**

Signed ………………………………..… Date ……………………