

Minutes of Staverton Parish Council Extraordinary Meeting

Thursday 27th August at 7.30pm

Staverton Village Hall

Present: Parish Councillors: G Edwards, S Frost (SF), J Gilford (JMG) – Chairman, T Gilford (TWG), T Glover (ToG), J Golding (JFG), M Nightingale (MN), I Weaver (IW)

Clerk – S Porter and 2 members of the public

1.1 Co-opting new Parish Councillor – Margaret Nightingale signed the forms and completed the register of interests and was welcomed on to the Parish Council, which now has the full capacity of 8 councillors.

1.2 Apologies - None

1.3 Subsequent announcements – JMG would like to thank JFG for chairing the Open Meeting and for ToG, TWG and JFG in the preparation of the final document for submission to DDC Planning Department.

2 GOVERNANCE

2.1 Declaration and nature of interest – IW and SF are members of Staverton Park Golf Club

2.2 Consideration of dispensation requests received

3 OPEN FORUM

3.1 Reports from members of the public – None

4	PLANNING			
	TYPE	REFERENCE	LOCATION	DETAIL

4.1	Application	DA/2015/0537	Land off Daventry Road, Staverton	Outline application for up to 47 dwellings including designated area for school expansion, vehicular access, public open space, car parking, landscaping and drainage (all matters reserved) (except access)
<p>After some discussion, TWG proposed, GE seconded that the following objections be submitted to DDC by Staverton Parish Council, all votes in favour:</p> <p>Staverton Parish Council STRONGLY OBJECT to the above application on the following grounds:</p> <p>1.The Proposed Development of up to 47 dwellings is on a Greenfield Site outside the associated confines of the village, on land within Open Countryside and a Special Landscape Area and therefore is contrary to the saved policies HS22, HS24 and EN1 of the Daventry District Local Plan (Saved Policies).</p> <p>It is also contrary to the Spatial Policies of the West Northamptonshire Joint Core Strategy (Policies S1 and R1) which seek to locate new development in urban areas and to limit new development in rural locations and protect the countryside and the character of the area.</p> <p>These policies are in conformity with the presumption in favour of sustainable development set out in government policy in both the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPGs) and should therefore be given credible authority. All of the above policies are in place, active and current. The Rural Housing Requirement has been met and this application falls outside the exceptions as listed at the final part of R1 (i, ii, iii, iv, or v) of the West Northamptonshire Joint Core Strategy page 209.</p>				

2. As published on 01 April 2015, Daventry District Council has a 5.94 year Housing Land Supply and therefore, its housing and Development Location Policies can be considered up to date in accordance with advice in the National Planning Policy Framework (NPPF) and there are no other material planning considerations which would outweigh the conflict with the saved policies of the Daventry District Local Plan. The Rural Housing Requirement has been met.

3. The Proposed Development would constitute an unnecessary, unjustified, undesirable and disproportionate intrusion into the Open Countryside beyond the confines of the village and more so given the Council's five-year supply of housing land. It would additionally be out of scale with, and detrimental to, the existing village character and appearance and its setting in the rural area and wider countryside. The application as proposed would represent a 27% increase in the villages housing number and corresponding population. One of the core principals in the National Planning Policy Framework (NPPF) is that planning should recognise the intrinsic character and beauty of the countryside. The neglect of the application site in recent years by the landowner, should not be taken in any way to advantage the application or negate the above. The Proposed Development would therefore not reflect the principles of sustainable development as defined in the NPPF and would conflict with its core planning principles and further guidance in Planning Practice Guidance (PPGs) as well as the saved policies of the Daventry District Local Plan.

4. The Proposed Development by reason of its scale and location would cause harm to the setting of the historic village of Staverton. Development of this site will bring a disproportional amount of newly built properties giving a far more urban context to the village than at present and is not appropriate. In addition, the traffic noise and activity associated with a development of this size will have an adverse impact on the peace and tranquillity of the village setting and its vicinity. For these reasons, the Proposed Development is considered to represent substantial harm to the existing community and therefore conflicts with adopted and emerging local Policy BN5 of the West Northamptonshire Joint Core Strategy and the saved Policies of the Daventry District Local Plan as well as the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

5. The saved Policies of the Daventry District Local Plan and Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy are concerned with infrastructure and the need for necessary infrastructure to be in place to sustain development. This is consistent with the National Planning Policy Framework (NPPF) and the presumption in favour of sustainable development. In the absence of any signed legal undertaking, the Parish Council cannot be satisfied that the development would make sufficient and appropriate provision for the improvement or provision of facilities to enable any new development to be socially integrated within the village or community.

6. To the east of the Proposed Development is the Staverton Park Golf Course. The 18th tee of this course is formed on a 2.8 metre high mound which completely protrudes directly into the application site and would overlook the nearby new properties at first floor level. In addition the complete 8th hole which runs parallel to and just alongside this boundary would constitute a Health and Safety hazard to other nearby new properties. Certainly, in the short term if not the longer term given the height of the mound and the longer term given the proximity of the 8th hole, safety and privacy of any new properties within this vicinity will be seriously compromised by the adjacent activity (noise and privacy) The course is used 7 days a week including evenings.

7. The nearest vehicular access point from this proposed development to the A425 is signposted 'Village Only'. Visibility is good at this junction although, for various reasons, traffic approaching from both directions along the A425 travel at excessive speed. The application details show that traffic numbers to be high. The majority of vehicles using this entry / exit point are those of village residents and parents with children attending the village school. The length of this lane is regularly used by dog walkers, joggers, cyclists, horse riders (riding to and from adjacent fields, paddocks and stables) as well as pedestrians, a number of whom walk from the nearby Staverton Park Hotel to the village pub and parishioners walking to the hotel, golf complex and Daventry at large. The Proposed New Access /Exit Road emerges onto a 60mph stretch of this lane on a pronounced bend. There are no street lights along this lane. Whilst at most times of the day, this stretch of road is clear and quiet, during term time there is a substantial increase in the numbers of vehicles using this lane when parents park to drop off / collect their children from the village school, or attend special school events. At these times, queues of traffic can form, waiting to pass the parked cars whilst a constant stream of young children are walking from the line of parked cars to and from the school. At these times, the lane becomes one way traffic, even on both sides of the Proposed New Access Road. This already presents further hazards as the parents wait to exit into the fast moving traffic on the A425. This queue of parked cars would be extended further along the lane if the Visibility Spays were to be kept clear. However the Visibility Splay to the west of the Proposed New Access Road as shown on the application details would appear to be unworkable given the adjacent hedgerow which is outside the applicant's control. The additional traffic movements from this Proposed Development would only further congest the lane at peak time and present a heightened danger to the existing users, both within the lane, and at its exit to the A425.

8. A development of this size would be expected to generate approximately 13 Primary School pupils, and 7 Secondary and Sixth Form pupils, based on a housing mix and the pupil generation multipliers. Staverton is linked for Secondary and Sixth Form purposes to the Parker E-ACT Academy. There is currently sufficient capacity within this school to accommodate the anticipated numbers if required. The local Primary School serving Staverton, Catesby and Helidon is adjacent to the development site and has a Published Admission Number of 15 for Reception year and combined / mixed classes of the legal limit of 30 for year 1 & 2, and 30 for years 3 & 4 and 5 & 6 providing 105 places across the school. As of September 2015 the school is very much full. For the school to expand as suggested, it would have to double in size with each year group being discreet to itself.

Any partial expansion would create future prejudice with later year groups which would be unreasonable and totally unnecessary for the numbers involved, even if all of this number elected to attend their local school. The gesture of a small parcel of land for “future expansion” is ill thought through and would not carry the support of the Parish Council or the Local Community.

9. The Historic Environmental report submitted with the application is only a desk top assessment and itself recommends further investigation. Likewise, the Habitat Survey & Protected Species Assessment is vague and inconclusive and recommends further investigation on a number of aspects. Were Daventry District Council minded to approve this application, we would request that a full survey of the site be carried out in all regards. This would be where possible and in all cases prior to the clearance of the Proposed Development Site.

10. The information from Seven Trent Water (Appendix C of the application) is as a result of a preliminary enquiry of the site only and takes no account of the pumping station as detail in the application. i.e. capacity, connections or long term maintenance. Neither is the information, given at that point, totally correct. The chamber to the “150mm foul water sewer on the southern boundary of the proposed site” already has a 150mm connection leading into it from the Staverton Park Hotel as well as the 150mm through connection serving the village as a whole. The connection from the hotel delivers a constant gravity fed flow of 35 litres/min. Under this application, this would be added to by the pumped flow of a further 48 litres/min (0.8 litres/sec). Neither of these would exceed the capacity on the 150mm sewer as long as either connection did not malfunction, so as to over deliver by way of a surge. A Non-return flapper valve has already been installed up flow from this chamber as a consequence of, and in an attempt to alleviate previous problems of this sort. The escape speed from this chamber is reduced as the channel forms a bend as the sewer turns the corner. There is also no proper information concerning the disposal of storm water. Given the level site, and the relatively high adjacent storm water outlets, further pumping could be necessary. The existing foul water sewer already suffers from an historic mix of storm and foul water and any further load would not be acceptable to the system or the delivery from the proposed Pumping Station. Without any assurances on the satisfactory provision for the above, the Parish Council must continue to object to this application.

11. The Parish Council support the conclusions of the recently held Parish Meetings concerning this application. Of an attendance of 83, 74 parishioners voted against the application with none in favour. 9 letters of objection were received prior to the meeting, none in favour. The Staverton Parish Council has no reason to question the process of the applicant’s questionnaire. However, on close examination of the overwhelming majority of the responses quoted in their summary, the Parish Council would not agree that they support the application as made.

For the above reasons and grounds, the Staverton Parish Council continues to object to the application and urge its refusal.

4.2	Application	DA/2015/0680	Land at former Hospital Site, Badby Lane, Staverton	Erection of four detached dwellings and creation of new vehicular access; demolition of former hospital buildings and revocation of outstanding planning permissions for adjoining land (DA95/0751, DA/2013/0727, DA/2014/0483)
	<p>ToG proposed to object to this application, JFG seconded, with 3 votes in favour and 4 against.</p> <p>TWG proposed no objections to this application being given approval, IW seconded and with 4 votes in favour and 3 against – Proposal carried.</p>			
4.3	Application	DA/2015/0689/TC	Manor Road, Staverton	Installation of new cabinet
	<p>IW proposed no objections and to support this application, GE seconded and all votes in favour.</p>			

**5 DATE OF NEXT ORDINARY MEETING OF THE PARISH COUNCIL –
Tuesday 1st September 2015**