

GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON MONDAY 10TH
AUGUST 2015 at 7.30pm.

Members present: Councillors N Batchelor (Chair), M Rowley, A Gordon, D Hodgkinson, D Rushton, T Bailey, and C Buckseall.

Apologies: Councillors D Watson and J Padwick.

Also present: Four members of the public and Rachael Gladstone-Brown (RG-B) - Estates Manager, Boughton Estates.

This meeting was called to discuss a planning application received by the Parish Council, the deadline for comments to KBC Planning being prior to the next monthly Parish Council meeting being held.

PLANNING APPLICATION

KET/2015/0506.

LOCATION: 11 & 13 Wood Street, Geddington

PROPOSAL: Full Application: Conversion of outbuildings into 1 no. dwelling, creation of additional vehicle access and single storey extension to No 13

APPLICANT: Boughton Estates Ltd, Mrs R Gladstone-Brown

PUBLIC SESSION.

Cllr Batchelor noted that there were three elements to the planning application:-

1. The extension to no. 13 Wood Street
2. The erection of a single storey dwelling (abutting 9 Wood Street)
3. Works to the general area.

Members of the public then commented at some length on issues involving the above application.

A summary of the points that are relevant for formal comments to the Borough Council were as follows:

1. Inclusion of the additional dwelling and access arrangements for vehicles make this an application the Parish Council cannot support – the level of traffic and quantity of parking at this narrow bottleneck area of Wood Street raises safety concerns. It was commented that if no 11 reversed out, as parking and turning was tight, that the driver would not see up the road – vision would be blocked.
2. The building of two additional dwellings is beneficial, but the drawbacks are too many in this location, with perceived over development within a conservation area.
3. No objections as such to the single storey dwelling (although it was felt that a flat roof is not in keeping in a conservation area) but concerns over its size (land area is not big enough) and safety aspects concerning the driveway (both narrow parking/turning facilities and exiting onto a narrow stretch of Wood Street).
4. Secondary concerns were lack of amenities or garden for the new building.
5. Loss of two on-street car parking spaces. Members of the public present emphasised that this was important as several properties in the immediate area for both sides of Wood Street do not have off road parking facilities and creation of 2 x four bedroom houses may generate additional street parking needed.
6. Safety concerns were raised involving the primary school (just below 9 Wood Street and on the opposite side of the road). Several comments made were of the view that it would be an accident waiting to happen, as the road is very narrow in this area with several parked cars being normal and visually restricted access from the new driveway. Commented that it is not just the narrowness of the road and the parked cars, but the road is also on a bend in this area.

7. Cllrs noted that the application does not state that yellow lines would be applied to the road, only that it may be a potential further benefit. Members of the public disagreed with this, saying that there would be no benefit at all, that this would take out car parking for a proportion of the street. Additionally, the current parked cars slow traffic down, whereas yellow lines would result in faster traffic flows.

8. Commented that the danger of flooding is always present in this area: the main drainage down Wood Street runs through no. 11's garden, under no. 11's property and under the first of the out buildings. Nos 11, 13, 9, 5 and 3 suffered from flooding in 1998.

9. The loss of two smaller buildings within the conservation area should be avoided to preserve the environmental aspect of the conservation area.

Other comments made were as follows:-

Commented that 11 Wood Street currently uses one of the two out buildings as a workshop.

A member of the public said that the old barns should be maintained – Boughton Estates did not want the cost of maintaining the barns.

The proposed development would leave 11 Wood Street with no garden, just a very small area in which to store bins or similar.

13 Wood Street has been empty for six months – the area of proposed development was in constant use whilst it was occupied.

No 9 was concerned that a new party wall would be created butting up to their property.

R G-B apologised on behalf of Boughton Estates that there had been no consultation with no. 9. She then commented on some of the points raised.

Boughton Estates believed that the development would take cars off the road. She added that the aim was to make the area look better. A member of the public said that Boughton Estates had not maintained it. Cllr Hodkinson added that Boughton Estates were proposing to improve it and we had to go forward from here.

She added that as regards to the school, Boughton Estates have not received any comments from the primary school concerning the application.

R G-B said that Boughton Estates could look at the flat roofing.

R G-B commented that the additional dwelling would be built with materials sympathetic to the surroundings that the old brick work would remain.

The public session then closed. Cllr Batchelor summarized that it reduced one car park space, but introduced an additional dwelling. He added that the safety aspect was of concern as the street was very narrow at this point, and additionally the road curved. It would be impossible to see the view from the street when pulling out into Wood Street. He acknowledged that members of the public were concerned with the closeness of the school to additional development. He added that it felt like small infill for infill's sake.

It was then proposed by Cllr Gordon:

That there is no objection to no's 11 and 13 being developed together with the extension to no 13 but the Parish Council objects to the development of the other buildings. Additionally, the Parish Council objects to the creation of the drive and the two additional car parking spaces as part of the new driveway's development.

Seconded by Cllr Hodkinson. Five Councillors were in favour of the proposal; one Councillor disagreed with the proposal. It was necessary for Cllr Rowley to abstain because of his Borough Councillor/ Planning Committee role.

AOB

Cllrs agreed that a further Special meeting was needed to discuss and submit comments concerning a further planning application that was received too late to be included in this meeting's agenda.

46 West Street lighting – the letter (email) received from the owner of 46 West Street was discussed briefly. It was felt that this needed to be discussed fully at the September Parish Council meeting, but that it would be advantageous to gauge KBC legal opinion as to the letter and options left, prior to the September meeting.

ACTION: Clerk to contact KBC concerning the above.

The meeting finished at 8.35pm.