

**GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON
THURSDAY 3rd JANUARY 2019 at 7.30pm (in the Hut, Little Oakley).**

Members present: Councillors N Batchelor, C Buckseall, T Bailey, S Wenbourne, P Goode, J Padwick.

Apologies: Councillors D Rushton, M Rowley, D Watson, P Berry.

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

78/19 Declarations of interest:

None

79/19 Public session

Seven members of the public were present.

PLANNING APPLICATIONS

**1. KET/2018/0944- Mr A Foulke, St Peter's Church, Corby Road, Little Oakley.
Conversion to dwelling. Application Type- Full Application**

and KET/2018/0945 - Conversion to dwelling to include erection of stud walls, changes to window openings, repairs to external doors, replacement study floor, installation of staircases to tower and nave with erection of raised platform and internal balcony to west of nave, remove concrete plinths and ramp, reopen staircases, install wall and ceiling ventilation and repair quarry tile floor

Application Type Listed Building Consent Application

Cllr Bailey gave background information as to the property, its location and the previous application that had been submitted but then withdrawn.

Information given and observations were as follows:-

- KBC have previously stated that they will not agree to any planning application until further land is purchased (concerning the graveyard).
- The curtilage is a narrow strip around the church
- The original application is two years old. English heritage were concerned about the original application therefore the development stalled.
- There is no mention in the current application of the graveyard being bought.
- Noted that previously it was stated that the church could not be developed unless the burial ground was purchased, and it was left that more research needed to be carried out. - Residents are concerned that after no movement for many years, several of the tombstones appear to now be dislodged and fallen/ half fallen over.

Issues of concern:-

- Noted that this application makes no reference to the graveyard, it is only concerned with purchase of the building.
- Parking is quite tight. This would be an issue if the church is converted. There is room for parking, but it would be hard to access the churchyard and the disabled would not be able to access the ramp.

- The majority of the village is happy to see the church potentially being used. The issue is the churchyard which residents strongly wish to remain a community “facility”. There have been several interments within the last five years, but the interments from many years ago are equally important.
- Changing of the opening of some of the windows – this is being proposed to be carried out in keeping with other similar windows.
- Concerns were raised as to preservation of the ancient effigy inside the church, and the particulars of the heating.

After a prolonged discussion which included members of the public, the proposal by Cllr Padwick was that:-

1. the Parish Council supports the application, but would like to see clarification given as to one window in the tower that will overlook a neighbour’s garden - can it be frosted glass?
2. Reassurances need to be given as to the graveyard.
3. Local consultation (to meet the Little Oakley Parish Councillor and/or a sample of residents) to ensure certain features are maintained/ not overlooked. Seconded by Cllr Bailey. All councillors present agreed with the proposal

***2. KET/2018/0942 – Barton Lodge Developments, 26 Queen Street, Geddington.
Change of use and extension of former offices to provide 2 no. dwellings, demolition of commercial building and construction of 1 no. detached dwelling, associated parking and amenity space***

The following observations were made:-

- Noted that the main objection on the previous application was the impact on parking in Queen Street within the conservation area.
- The entrance to the site has been extended by one metre so one car parking space has now been lost to the street.
- Plot 2b) is now bigger, but it was felt that this is not detrimental to the site and will not cause any further loss of car parking spaces on the street.

It was proposed by Cllr Batchelor that the Parish Council has no objection to the new application submitted. Seconded by Cllr Buckseall. All councillors present agreed with the proposal.

AOB.

As there were a few issues that the members of the public expressed a wish to raise, although none were classed as urgent, it was agreed that one of the Parish Council’s monthly meetings would be held in the community hut shortly.

There being no other business, the meeting closed at 8.25pm..