

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY PLANNING MEETING HELD ON 25th MARCH 2021
AT 7.30PM

This was held as a virtual meeting – made necessary as a result of the coronavirus.

MEMBERS PRESENT:

Councillors N Batchelor (Chair), P Goode, C Buckseall, T Bailey, D Watson.

Cllr Rowley set up and started the Zoom meeting but was unable to be present for the meeting itself.

219/21: APOLOGIES and DECLARATIONS OF INTEREST

Apologies received from Cllrs J Padwick.

There were no declarations of interest.

PLANNING APPLICATIONS FOR CONSIDERATION.

NK/2021/0079

Mr A Foulke

1 Grafton Road, Geddington.

Vehicular access and hardstanding including installation of two field gates within the Wood Street boundary wall to provide vehicular hardstanding for No. 1 Grafton Road and vehicular hardstanding and allotment garden area for No. 12 West Street

SNACSNA

Expiry date for comments to KBC 5.4.21

The details of the application were conveyed to councillors. Although the property is known as 1 Grafton Road, it is a corner property and two three-metre wide field gates would be installed on the boundary that is in Wood Street. There are two pairs of double gates proposed to be installed, to create in total one parking space for 1 Grafton Road, and two parking spaces for the owners of the property at 12 West Street, to also give access for the garden. The proposed gates are 1.8 metres high, with the wall surrounding it being 1.5 metres high. The site is close to the school and in a conservation area. The two areas are to be kept separate, and the gates are wide enough for two cars to enter and exit side by side.

Comments relating to the application had been received and were taken into consideration when the discussion took place.

Comments made:-

1. The applicant states the gates will be 15 metres from the junction. However, it is also 25 metres from the junction to the zig zag lines. The splay must therefore have to start right by the zig zag lines as would the 10 metre dropped kerb that would need to be installed.

2. A depiction of any turning circle has not been included in the application. The length of the driveway is less than five metres therefore there would be no space to do a three-point turn for vehicles.

3. The height of both the wall and the gate will lead to limited visibility. When entering or exiting vehicles would have to reverse into or reverse out of a driveway very close to a primary school.
 4. Noted again that the height of the walls is dangerous for cars backing out of the driveway.
 5. Noted that the application does not include any mention of child or children when it is blatantly such a big concern.
 6. Noted that the photographs show the Wood Street area at a time when the school is in progress, rather than entry and leave times. Twice a day for five times a week there are a lot of children and adults in the vicinity of the school area, on the road and on both paths. Additionally, the pupils have to enter the school at 5 or 6 different times and the same procedure is in place at the end of the school day. Parents are also not allowed to wait in the school car park and have to observe social distancing of not being closer than two metres to the next person. This all results in a 30 minute procedure twice a day when the immediate area by the application site is very congested. Any car egressing out of two gates would have difficulty at these times of driving up Wood Street.
 7. Also pointed out that drivers facing out on to Wood Street would not see any nearby children.
 8. The property is immediately next to a primary school holding 220 children. A good proportion of these have parents or carers that collect them , at the present time masks are mandatory for those people waiting for children glasses therefore get steamed up which reduces the visibility of those waiting outside and in the area of the school. Several factors result in a significant risk for children.
 9. It is in a conservation area – it would be visually a huge loss to see such a big expanse of stone wall lost, both the height and the length of the wall, and replaced by gates. Noted in a letter submitted by a resident that the walls are of local stone construction, which has been identified as one of the important features in Geddington. It would therefore be detrimental to the village to lose such a large expanse of such a wall.
 10. It does not state what the visibility splays will be constructed of.
 11. Noted that exiting from Church Gate and Lyons Yard exit on to yellow lines, although these are on the opposite side of the road from the school.
 12. Stated that the significant objections are the unique nature of the two driveway exits, the closeness of the zig zag area, the pavement around the school and the proximity of the school itself to the application, with safety issues being of paramount importance.
- Stated that if the Planning department approve the application, the Parish Council would like to see what the visibility splays will be constructed of.

Cllr Batchelor proposed that the Parish Council do not support the application, for the following two main reasons –

1. The impact on the conservation area, with the removal of a large section of the stone walls and replacement gates being installed.
2. The risk to attendees of the neighbouring primary school, particularly focussed on how vehicles will enter and exit the driveway with no turning circle, compounded with vehicles parking directly opposite the proposed driveway on a narrow road.

If the Planning Department approve the application, the Parish Council would like to be informed as to what the visibility splays would be constructed in the same stone.

Seconded by Cllr Watson, approved by all councillors present except for one abstention.

AOB.

Noted that two further applications have a deadline date for comments on 12th April (the date of the next Parish Council meeting).

ACTION 1: The clerk to ask for two days leeway for submission of comments.

There being no other business, the meeting finished at 8.01pm.

*Anita Curtis - Parish Clerk.
Email: geddingtonparishcouncil@yahoo.co.uk*