

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING HELD ON 9th AUGUST 2021.

MEMBERS PRESENT:

Councillors N Batchelor (Chair), C Buckseall, P Goode, J Padwick and D Lomasney.

Approximately 31 members of the public were present.

APOLOGIES

Apologies were received from Councillors T Bailey, M Rowley and P Johnson.

013/22: DECLARATIONS OF INTEREST

Cllr Buckseall declared an interest (proximity to 52 Chase Road.

Cllr Rowley had sent his apologies as is would not be able to partake in the entirety of the meeting (Planning Committee responsibilities of NNC)

PLANNING

a) Planning Applications for consideration.

KET/2020/0369: Larkfleet Homes, Stamford Road (land off), Geddington.

21 no. dwellings and all other associated infrastructure including access, drainage and public open space. Full Application. Deadline for comments to be submitted- 22nd August 2021.

The application was discussed by councillors with members of the public adding their observations within the meeting.

A summary of the application was given. It first came to councillors approximately one year ago. Various factors were considered, including that there was a development plan agreed for Geddington, there were flooding issues, historical data needed to be read, and residents in Stamford Road were spoken to for their views. This further highlighted other issues include the ecology of the area and the path to the village primary school along a very busy road was perceived to be a problem.

Four pages of objections were submitted at this time (mid 2020). These are all still valid (to be sent as "appendix A" to NNC Planning – Kettering with the Comments from 9.8.21 meeting).

The Chair asked councillors what has changed, with now 80 – 90 documents uploaded on to the planning website.

Councillors discussed the application before the meeting was opened to the public:-

NNC Kettering have confirmed that it is an entry level exemption site therefore does not need to meet local requirements, but instead, the requirements of the area.

The application has reduced the number of houses from 26 to 20/21. Parking bays have been set into the pavements, which does not comply with Highway's requirements. The outlook has changed, but it does not appear to have altered the view dramatically – houses have been taken off the north side of the development with the remaining houses facing north or east now. Additionally, several of the properties now have a pyramid style roof.

Noted that the documents available are not yet complete, but the Parish Council can only review the documents that are available.

The Flood Strategy report from pre- the December floods was quite scathing, and it appeared that they were not in support of the development. There have been no new documents sent relating to any amendments of the development. No information has been sent to say that the position of the attenuation ponds are in the correct place. They are basically saying that it is up to the local authority to check that everything in the Flood Plan works - It is up to the Planning Authority to ensure everything is in order.

The Highways response appears to object to the planning application and has asked for a single accurate, scaled and detailed plan. They have objected to the parking for visitors, saying that six bays are needed for 21 properties. The parking bays are inset into the paths, leaving no pathway at these points, which does not meet Highways' requirements.

Housing have objected to the application as the houses do not meet nationally prescribed space standards. They are too small.

Cllr Padwick had submitted a FOI for this application. A lot of the documents that have recently been uploaded relate to the previous version of the application and have been superseded.

Information is not given as to what tenure of housing the properties will be. It is assumed that it will be a mix between rental and shared ownership. Commented that a "discounted open market value", 30% below average market price, is not really affordable housing in Geddington.

Two attenuation ponds are proposed

The view as you enter the village from the North has not changed significantly.

Observations from members of the public: -

The plans are very fluid. The developer will change the plans until they get what they are after.

Flooding and drains. Drains – are taking water off the field, drains down and floods Newton Road and properties. The drainage not just for that site but for the surrounding area needs to be addressed before any building application is approved.

Planners have not been out to look at the site. The attenuation ponds need to be re-sited. As to flood issues in general, the councillors who make the decision must realise that they are answerable to residents living south of the field concerned when their properties flood, which they will until the flooding is sorted out for the area as a whole. Noted that Anglian Water have approved the plans (before the December 2020 floods) but the flood measures will not be adopted. They will upgrade the sewage treatment works however. It was added here that surface water is discharged into culverts and then into the river, it is therefore not Anglian Water's responsibility.

The proximity of the pond that is further west on the proposed site: the angle of it has been changed and the size of it has increased. It is now just two metres away from the boundary

fence of a Newton Road property. It was asked as to who would be responsible for maintaining the attenuation ponds.

New housing should not be built on flood plains/ flood areas – residents will not be able to get insurance against flooding.

It is a worry that it may go to the Planning Committee, who may agree to it “subject to” flooding measures being enacted etc.

The area is not a flood plain. Surface water flows through it but this is not a flood plain when this happens. The Flood Risk Assessment (which is paid for by the developers) says that with certain mitigation measures the area is acceptable for building residential properties. Noted though that the flood water comes down the hill in a torrent. Proposed house numbers 1 to 9 are immediately in the path of the flood course.

Highways, traffic and health and safety issues.

The access road is 4.8metres wide on the map. Emergency vehicles could access this as a minimum width of 3.7 metres is required. It was also asked if the road would be adopted, as the in-set laybys into the path result in several places having no path.

Newton Road is known to be a bad accident area, and a further exit just past the crossroads will only make this worse.

General

One further concern is that thousands of bees are kept at the end of a garden of a Newton Road property: this would virtually back on to the back garden of one of the proposed houses and be of concern to any potential nearby new houses.

Housing – allocations policy. The application appears to benefit NNC but not Geddington. Housing would be built but for other areas in the authority.

The proposed site numbers would meet the affordable housing needs of the village if there was a local allocations policy, but it has not been entered on the planning system as a Rural Exception Site.

School places. The local school is currently oversubscribed. One third to one half do come from outside the village but a development such as this would potentially bring several additional children all at once. There is no additional capacity at the local school. It would potentially mean that a new primary school would have to be built outside of Geddington but in the local area.

Councillors’ individual views.

1.Can’t support it, the information provided is insufficient and confusing. The application should be re-submitted on the basis of the information not being clear and some is still missing. The professionalism of the developer is called into question when a huge number of missing documents were not uploaded until there were repeated requests to do so from the

Parish Council. Objection on the basis of flooding, highways, size and design of housing and the impact on the gateway to the village.

2. There is a need for social housing. The application meets the criteria for an entry level exemption site but the documentation is inadequate to make an informed judgement.

3. Still not enough detailed information as to layout, flooding issues, house types, tenure. Additionally, it is situated in an unsuitable place for social housing.

4. All the objections as submitted by the Parish Council on the previous submission are still valid and should be read alongside additional Comments submitted on this email.

The path on a main road to the primary school is also a concern.

Additionally, this is at the entry to a historical village and the entry would be ruined by the view of a row of houses, the row facing north and in full view as an approach from the north down the A4300 is made.

The attenuation pond immediately at the rear of another property in Newton Road is also a concern.

The overwhelming issue however is the deluge of flooding experienced in this area. The Environmental Agency should be objecting to the application on those grounds, particularly after the 23rd December 2020 floods. They did not have this information when they made their original assessment.

Agreed that an objection should be raised based on a lack of information submitted but required, the increased risk of flooding, and nothing has been addressed from the original submission. Noted as well that the screen of hedges that the developer says will screen the development is not the developer's responsibility – the relevant farmer could cut them down at any time.

It was proposed by Cllr Batchelor that an Objection be lodged for the application based on the complete absence of essential information needed: a considered opinion cannot be made because documents that are needed are still not available and a lot of what has been uploaded is not tying up with the plans. Several residents have personal experience of the flooding on 23rd December 2021 from the hill and through the proposed field and hence to their properties. All the objections as previously lodged with Planning in 2020 still stand and form part of these Comments submitted, in particular all the many flooding issues which need to be raised with the Environment Agency or the Local Flood Authority as an urgent investigation. Other issues included in the objection are Highways issues, size and design of housing and the impact on the gateway to the village. Cllr Padwick asked if the following can also be included in the Comments submitted: "If NNC councillors choose to ignore the common-sense objections that have been highlighted and decide to support the application, Parish Councillors demand that a local allocations policy is applied". Seconded by Cllr Lomasney, approved by all councillors present.

If the Planning application does go to Committee it was requested that a parish councillor is allowed to speak when the application is discussed

As stated above, Comments submitted when the application was originally added to the Planning website in 2020, will be re-sent with the further Comments for 22.8.21. One (flood) affected resident in Newton Road will send a photograph showing the flooding to his house and property on 23rd December 2020, which will be submitted as Appendix B.

NK/2021/0482: Mr J Hirst, The Old Nursery (land at), Grafton Road, Geddington.

Up to 10 dwellings with all matters reserved except access.

ADSNADS - Deadline for comments to be submitted – 13th August 2021.

The following observations were voiced before a decision was made:-

Water/potential flood issues:

1. An attenuation pond is proposed to be installed to the south of the area which is a flood plain. One member of the public (who lives on the adjacent estate) stated that every time it rains the water reaches his porch now, which concerns him for any adjacent development.
2. The development will back on to the berm, with one resident concerned that berm water flows back into the river lead to water rising again.
3. The application will be supported by a flood risk assessment.
4. Further comments by members of the public related to the main drain in Grafton Road, the siting of the pumping station and residential land by the pumping station dropping down into the river. This however will be addressed at the Planning stage.
5. There were other concerns including drainage and the lay of the land as regards to flooding which will be fed into comments submitted when/if more detailed plans are submitted.

Traffic issues

6. Stated that traffic is an issue, with vehicles accelerating as they turn the corner from Wood Street.
7. The current state of Grafton Road was also a concern. One resident has traffic concerns as traffic vibrations are currently felt in the house, with the increase of heavy vehicles accessing the road.
8. Also noted that children use Grafton Road which only has narrow paths, when accessing the Youth Club/ Scout hut.

Asked if Historic England need to be consulted owing to the historic nature of the village and the proximity to an ancient monument.

The proposal however concerns the single issue for the application – the road access. It was proposed by Cllr Goode that the Parish Council do not object for the current access being used for that site. Seconded by Cllr Batchelor, all those councillors present approved of the proposal.

NK/2021/0601: Mr Riding-Felce, 1 Corby Road (land to North of), Little Oakley.

Change of use from agricultural to mixed use of agricultural and equestrian. Erection of agricultural building

SNMSNMS. Deadline for comments to be submitted – 18th August 2021.

Observations made were as follows:--

- 1.It is outside the village envelope.
- 2.The change of use as per the application is to agricultural and equestrian – possibly to justify the building of an agricultural building.
- 3.The building has not changed at all from the previous application.
- 4.Flooding does not affect this part of Little Oakley.

Councillors accepted that they had objected to the previous application, but with the change of some councillors since the election the Comment may not be the same for this application.

Proposed by Cllr Batchelor that the Parish Council has no objection to the application. Seconded by Cllr Buckseall. Approved by all councillors present.

NK/2021/0593: Mr & Mrs S Arthur, 52 Chase View Road, Geddington.

Two storey rear extension with Juliette balcony, single storey porch extension to the front and additional window to first floor side elevation

SNESNES. Deadline for comments to be submitted – 9th August 2021.

The application was not seen as contentious.

Proposed by Cllr Goode that there be no objection, seconded by Cllr Padwick, approved by all councillors present.

There being no further business, the meeting finished at 9.44pm.