

# WOODNEWTON PARISH COUNCIL

## EXTRAORDINARY MEETING

**Monday 1<sup>st</sup> August 2022, Village Hall, 8pm**

### **(DRAFT) MINUTES**

**Present:** Cllr Hansford (Chairman) Cllr Neville (Vice Chairman), Cllr Guttridge, Cllr Swallow, Cllr Blackmore, Cllr Goodall, Amy Miller (Clerk and RFO) and seven residents.

#### **1. Declarations of Interests from Councillors**

None

#### **2. Apologies for absence**

None

#### **3. Public Time**

A number of residents attended to speak on the planning applications below. All concerns were discussed and noted. Every resident who attended elected to remain for the duration of the meeting and to hear the Parish Council's views, the votes on the decision to be submitted to the LPA and the points that would be noted in the decisions.

#### **4. Discussion of Planning Applications:**

##### **(a) NE/22/00816/FUL – planning on the double storey rear extension 3 Main Street**

The Councillors voted all in favour of objecting this request based on the site plans submitted were not what has been built extending three meters beyond the site plan of the extension. The ridge line of the extension was also higher than the submitted plans which clearly stated the ridge line was to be set down from the main dwelling. The extension was also not meant to be visible from the street scene but can be clearly seen from Oundle road, Main Street and Sycamore Road. Issues were raised with regards to the materials used being very different to the design and access statement. The result has impacted surrounding neighbours who would have objected had the plans reflected what has been built.

The full objection has been included at the end of these minutes.

##### **(b) NE/22/00867/FUL – erection of dwelling house 31 Main Street**

The Councillors voted all in favour of objecting this request based on the proposed dwelling severely breaching the planning line. No other requests to breach the planning line have been approved in the past and the councillors continue to defend this line. Other reasons pertaining to size, mass, materials used and effects on the houses within its curtilage were also cited. The full objection has been included at the end of these minutes.

**(c) NE/22/00587/TPO – revision of works to the Church Yard Trees**

It was agreed to revise the tree work planning application to request permission for the balancing and pruning of T1 only. The planning officer had indicated he would not support any felling of T2 or T3 at present as he did not feel they were severely diseased. These will continue to be monitored for further deterioration.

**5. Accounts:**

The below payments were **AGREED** and signed off.

HJ Horticulture	£2,713.86
Npower	£100.83
Clerk Salary (July)	£440.00
Village Hall (newsletter)	£60.00
Cll Blackmore (playground)	£36.87
Cllr Swallow (village clean up)	£75.00

**6. Date of next Meeting**

The next meeting will be held 24<sup>th</sup> August 2022

**7. Close of Meeting**

The Chairman closed the meeting at 21.10

Chairman's Signature.....

Date 24 August 2022

Prepared by Amy Miller Clerk and RFO

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**NE/22/00816/FUL Double storey rear extension and front dormer window at 3 Main Street, Woodnewton PE8 5EB.**

The Parish Council and a number of residents who attended the meeting 1<sup>st</sup> August 2022 object to the development on the following grounds:

1. This is an application for full planning permission on building works which have been completed based on plans submitted under 19/02000/FUL. This application received no objections from residents, or the Parish Council, as the site plan and elevations seemed fair in relation to the surroundings and the desire for a bigger family home. However, what was submitted, and approved has not been built. This is a severe breach of planning permission, and a precedence must not be set for others to think they can flout planning permission secured. Precedence has been set in the village with regards to 15/01866/FUL. After complaints from a neighbour a ridge line had to be lowered resulting in the roof being taken off and the timbers lowered.

2. The current footprint of the building lies 3m beyond the proposed site plan and the ridge line is also higher than the plans submitted. It was clearly stated that the ridge line be set down from the main dwelling, as to appear subservient to the host dwelling 7.4 of the Decision Notice. This severely impacts 7a who are overlooked and overshadowed by the development resulting in loss of light on their predominant living areas within their own home and garden. A planning officer (Anne Dicks) visited the property (7a) initially when earlier plans had been submitted. Her concerns were that the extension was too big, too overbearing, and detrimental to 7a. This led to the withdrawal of 19/01380/FUL. 19/02000/FUL was then submitted, there were no objections raised by the Parish Council or other residents as the plans were acceptable - no objections were made at the time: These plans have not been built, 19/01380/FUL has.

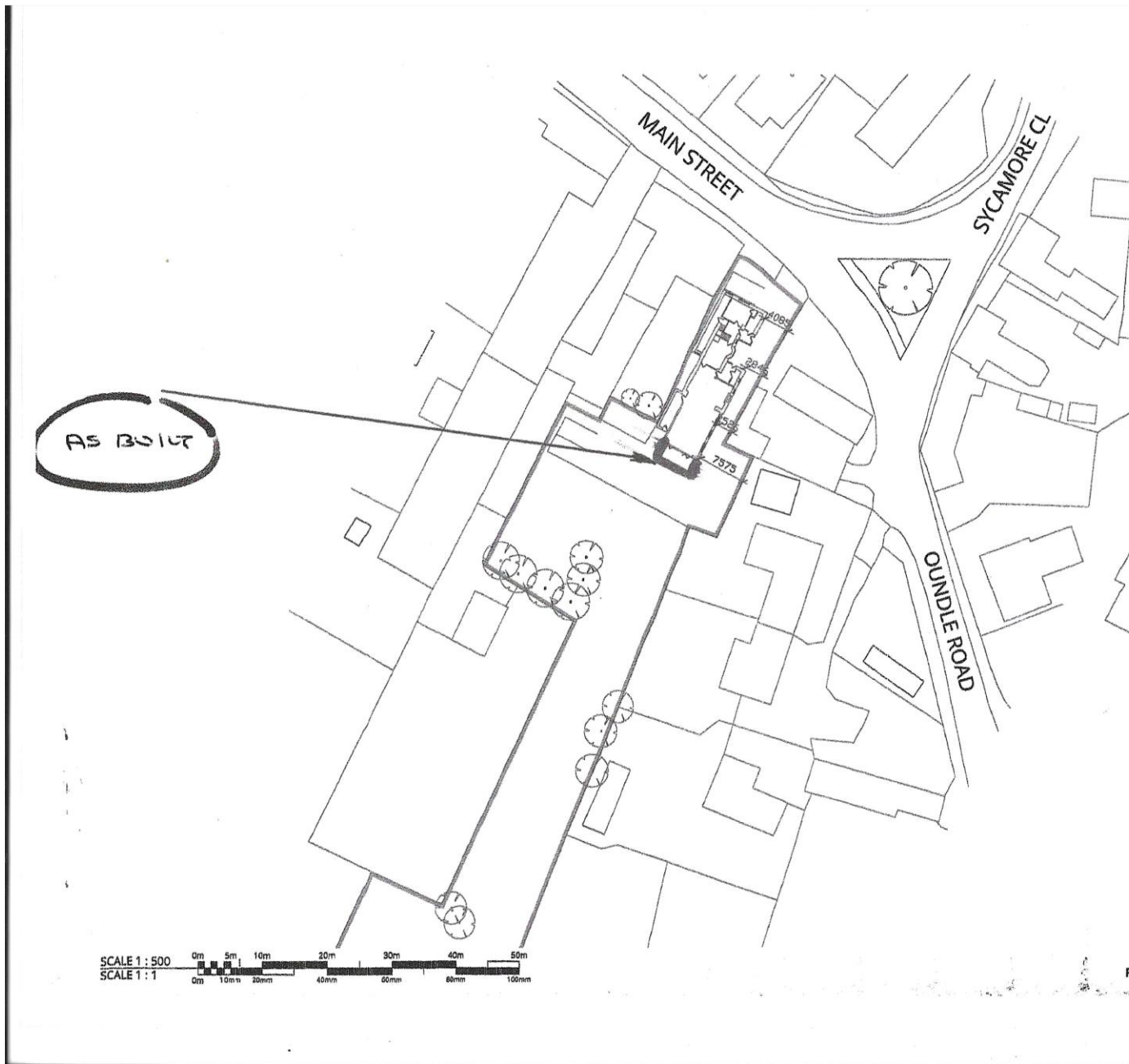
3. In the decision notice – Design and Visual Impact 7.3 it states – “The proposed rear extension would not be visible from the street scene or any other public viewpoint.” This is clearly not the case, it is visible from Oundle Road, Sycamore Road, Main Street and Pound Lane, many residents attending the meeting on 1<sup>st</sup> August 2022 voiced this issue.

4. The Design and Access Statement 2022 – shows the appearance and materials section contradicting itself - the design of the dormer windows revised to match

those of the existing part of the house – but the size and shape are different (not matching)

5. The Design and Access Statement 2022 also references the pandemic global shortages. This is unacceptable. Minor revisions to the windows are not acceptable – the building works had commenced, planning was triggered, the correct materials should have been waited for, or revert to the planning officer. Likewise with the roof, reclaimed tiles were to be used, in keeping with the original dwelling – not concrete grey roof tiles, pictures were sent and correspondence suggesting that work done to the front of the property in relation to tiles and slates would be replicated in the extension. This was not the case. If all builders were to take these matters in to their own hands citing assorted reasons why there were changes to the agreed planning granted, then planning requirements would be superfluous and the entire system would break down.

This is a disappointing outcome for neighbours who now suffer a structure they were not consulted on after being unfairly misled. Permission cannot be granted on a structure which deviates so far from which consent was granted. To approve this application would imply a precedent that belittles the entire planning process. It would lead to lack of respect for the process and a laissez faire approach by others who build in and around this conservation area. A precedent should be set, and indeed, earlier planning applications have not been privy to any leniency in this matter.



**NE/22/00867/FUL New Dwelling House following the demolition of an existing structure at 31 Main Street.**

The Parish Council and a number of residents who attended the meeting 1<sup>st</sup> August 2022 object to the development on the following grounds:

1. This is an application in a conservation area, within in the curtilage of several listed properties. The permission is for a house that is nearly 450m<sup>2</sup> (excluding garage), the size of which will out scale and overpower any of the properties surrounding it. Stable Barn is 4-bedroom property of 155m<sup>2</sup> and 25 Main Street a three-bedroom property of 200m<sup>2</sup> as comparables and in keeping with the local area. This contravenes the Design & Access Statement 2.10 “The proposal follows the adjacent styled settlement with a like scale and massing.” It does not, it is overbearing will have a huge detrimental visual impact on many of the surrounding properties. The adjacent style properties are considerably smaller in size and height and there is no mention of stone listed properties.

A large part of the proposed plan lies beyond the building line. The building line is there for a reason to help protect the village conservation area. Permission has not been granted to develop beyond this, this development should be no different, Having used a local architect familiar with planning lines and conservation areas (being based in one themselves) it would have been expected their clients have been well advised on the importance of these boundaries and seeking planning permission to exceed them unlikely, particularly when such strong precedents have been set. Approving development beyond the building line now will encourage back yard development all along Main Street. This would result in the green belts to the Willow Brook being lost and a beautiful village destroyed. There is no need to approve this proposal in its current state when it has been proved a perfectly good 5 bedroom family home can be built within the confines of the building line and without overshadowing the surrounding properties.

It is also noted from the elevation plans that the ridge line heights are between 6.8m and 9m high, again dwarfing any properties in the surrounding area. This can be compared to the garage at 25 Main Street standing at 5.8m high and Stable Barn the highest point is 6.5-7m high. These ridge lines will dominate all the surrounding properties.

2. Again the structure, mass and materials of the proposed building do not fit in with the surrounding properties and although agricultural is regularly referenced

there is nothing agricultural now or historically about this plot. The materials proposed are not traditional and the use of blue/black slate will make the property stand out even more with its towering ridge lines and large mass in the surroundings of thatch and collyweston slate or similar stone builds. This proposal would stick out like a sore thumb.

3. The Local Highways Authority have listed a number of pre-requisites required for this site and the plans show no way of addressing let alone satisfying these concerns. Access to the proposed is on the narrowest part of Main Street, opposite a pub and with limited visibility. It could not be poorer and raises serious safety concerns

4. The Design & Access Statement 2.4 is misleading and badly interpreted. “Communications with Mr I Baish (Case Officer) following the second Pre-Application acknowledged the majority of other properties on the south side of Main Street has their amenity space running down to the Willow Brook, and this should not be seen as inappropriate” This is as Mr Baish says amenity space, NOT bricks and mortar as is being proposed in this application.

3. The Design & Access Statement again, suggests public transport – there are no local functioning bus stops, the picture is the school bus.

4. The Cottage appears to have become a separate dwelling and no longer an annex to the house on 31 Main Street. Concerns were raised, this is not a separate dwelling. Has this been lost in translation, clarification is needed. The cottage was clearly an annexe to 31 Main Street in the planning application 16/01126/FUL and should not be depicted as a separate dwelling.

5. The Design & Access Statement 1.6 states “we have responded to concerns over the scale, bulk and mass.” No, the size has not changed since the previous application it has just been re-apportioned and extended over the building/conservation line. Previous planning on the site 16/01126/FUL was granted with no objections for a 5-bed family home of 238m<sup>2</sup> excluding garaging which was contained within the building line and used the footprint of the existing shed. A 450m<sup>2</sup> proposal is not necessary and not in keeping.

6. The Council noted although pre application with Planning was engaged, the developers have shown no engagement with neighbours, the wider community, or the Parish Council in a bid to find a workable solution. Plans are submitted that

consistently deviate further away from the 5-bedroom family house approved in 2016 with no regard for the village conservation area, building line or what is in keeping with the local area,

The Council would like to re-iterate they are keen for this site to be developed hence why the previous planning permission 16/01126/FUL was acceptable to the area and not objected to. There were NO objections. It was in keeping at 238m<sup>2</sup>, afforded a family property of 5 bedrooms, did not contravene the building/conservation line nor sit on the plot like an elephant on a tricycle.

A precedent has been set. No planning has been permitted outside the building line except when agricultural barns have been repurposed and then the development must sit on the footprint of the existing barns.

What benefit does this proposal bring to the village? It does not increase housing supply as suggested in 4.1.6 of the Design and Access Statement if the family are keeping 31 Main Street, the annex AND building another family home. The village does not benefit, and it is not in keeping with what the village want, more affordable homes, as borne out by the village survey concluded last year.

