



HACKLETON PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date: 9 th May 2023 Time: 7:15pm. The Annexe, Hackleton Village Hall	
Councillors present: J Clark, R Hawkesford, C Lloyd, D Noble & G Ward Also present: Parish Clerk A Benson	
P/025/23	There were no apologies for absence
P/026/23	There were no declarations of interest
P/027/23	There were no members of the public in attendance
P/028/23	RESOLVED: To approve the minutes of the meeting held on 14th March 2023
P/029/23	WNS/2023/5030/SCR – EIA Screening Opinion for up to 1000 new homes, 2 form entry Primary School, local centre, locally equipped area for play (LEAP), allotments, landscaping and drainage, access and associated development – Hardingstone Rise. RESOLVED: To object to the application and make the following comments: This is a speculative application for a significant development in open countryside which has no social or environmental benefit. It contravenes all local planning regulations including WNC’s own vision for development, the Local Plan and the Hackleton Neighbourhood Development Plan (HNDP objectives 4 and 8). The application is considered to harm the character and quality of the surrounding landscape and as the proposed development site sits on a raised area of land the whole of the local rural landscape will be lost. This application is for further “ribbon” development from Northampton out into open countryside. The significant development which is partly still unbuilt at Hardingstone, St George’s Fields and surrounding area more than meets local housing needs and any further development will impact negatively on the rural local roads and cycle network which are already being harmed by the number and speed of vehicles. This proposal will not be self-sustaining and the number of vehicles will overwhelm the local network. There is no bus service currently beyond Wootton and the application makes no provision for secondary education or health facilities. Due to its location it would have a heavy reliance upon private car travel and would not provide a satisfactory means of travel, reduce congestion on the highway network, reduce carbon emissions or address social exclusion for those without a car. Further development in this area will do nothing to support the re-energising of Northampton Town but will create further dormitory accommodation for commuters to Milton Keynes and beyond resulting in another largescale development with no social cohesion or sense of community. All developments should conserve and enhance the local environment this will do neither, wildlife will be destroyed and there will be a net loss in biodiversity. The site sits close to SSSI sites and National Character Areas which will be negatively impacted. The Planning Authority should seek to conserve more remote areas from development to ensure traditional

	<p>settlement patterns are retained and that relatively high levels of tranquillity are maintained. This will not occur due to the scale of development proposed and it risks destroying the settlement patterns of Preston Deanery, Great Houghton, Hackleton and beyond. If the development has to be considered by the planning process, then a full environmental assessment is required BUT any such assessment should not imply that the authority is giving any support for this application.</p>
P/030/23	<p>To note updates/planning decisions</p> <p>WNS/2022/2306/FUL – Demolition of existing sun room. New triple garage with office over. New first floor extension over existing single storey aspect. New two storey front entrance gable and porch. New two storey extension to southern aspect. Replacement of all windows with some existing openings adjusted. Internal alternations and associated external works to create new parking areas. Removal of 1no chimney – Grange Farm Cottage, Grange Farm, Newport Pagnell Road, Preston Deanery, NN7 2DT. APPEAL PENDING</p> <p>WNS/2022/2052/FUL - Single storey side extension with a two-storey rear extension and a storage garage to the front - 30 Forest Road, Piddington, NN7 2DA. APPROVED</p> <p>WNS/2023/0041/FUL - Proposed extensions and alterations including new garage, garden walls and gates, internal alterations pitched roof extensions, orangery, porch, and balcony - Grange Cottage Newport Pagnell Road Horton NN7 2AR. APPROVED</p> <p>WNS/2023/0071/FUL Single Storey Rear Extension - Piddington Lodge (Annexe) Newport Pagnell Road Horton NN7 2AR. APPROVED</p>
P/031/23	<p>Next meeting date: To be confirmed</p>

The meeting closed at 7:30pm

Minutes Approved _____
Chairman Date