



HACKLETON PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date: 8 th August 2023 Time: 7pm. The Committee Room, Hackleton Village Hall	
Councillors present: R Hawkesford, C Lloyd, D Noble & G Ward Also present: Parish Clerk A Benson	
P/047/23	Apologies were received from Councillors W Blake and J Clark
P/048/23	There were no declarations of interest
P/049/23	There were no members of the public in attendance
P/050/23	RESOLVED: To approve the minutes of the meeting held on 25th July 2023
P/051/23	<p>2023/6117/MAO - Outline planning application for 11 serviced plots for self-builders and public open space - Land to east of Forest Road Piddington NN7 2DA. RESOLVED: To object to the application and make the following comments: Hackleton Parish Council objects to this application and if the delegated officer recommends approval asks for the application to be called in to planning committee. Having reviewed the WNC Self & Custom Build Register there is insufficient demand demonstrated for this development with only SCB0061, SCB0070, SCB0099 & SCB120 fitting the area location and none actually specifying Piddington. The SNC Local Plan Policy LH5 states that a person must demonstrate a strong local connection to a specific area of the district and their needs cannot be met elsewhere due to affordability or medical requirement.</p> <p>When the Hackleton Neighbourhood Plan was being put together this site was not identified as a potential development site and it was also not identified when Locality carried out our Sites Assessment. It was agreed that the priority in our parish is for affordable housing and not more large houses. Given that there are many thousands of homes being proposed in very adjacent areas including within our own parish for example Hardingstone Rise, The Green Great Houghton, Land North of Wootton and south of Grange Park surely an area for Self-build/custom build can be put aside as part of one of these developments?</p> <p>Forest Road has experienced significant flooding events in recent years and the proposed development fails to incorporate an adequate and suitable SuDS scheme. The current drainage system along the whole of Forest Road is not fit for purpose. We also understand that the access is not public highway but owned by an adjacent landowner as is the surface water ditch. This therefore means that it does not comply with SNC Local Plan Policy LH5 which states that self-build plots must comprise of a parcel of land which has legal access to a public highway, foul drainage, water & electricity supply.</p> <p>Forest Road is a narrow road with a very sharp bend in the centre of the Village, a dangerous junction with Piddington Lane and an extremely dangerous junction with Main Road, Hackleton around the war memorial and in front of the primary School. The road cannot sustain any additional traffic and Forest Road at the proposed development access is extremely narrow,</p>

	<p>has no footpaths and is already a danger to local pedestrians, cyclists and horse riders who use it to access Salcey Forest.</p> <p>To walk from this proposed development to the local school in Hackleton would take 25-30 minutes as it would to the one shop that we have in the parish. There is no public transport within the parish so all residents of this proposed development would be solely reliant private vehicles as there is no public transport. The proposal is therefore unsustainable development in open countryside. It is also extremely close to a local airstrip and farm including grain dryers all of which are noisy and not compatible with new homes.</p> <p>This rural site provides a green buffer between Piddington village and Salcey Forest and any development would erode the buffer together with the rural character of the area. The area is rich in wildlife and biodiversity, the development would result in a net loss to the environment. This application does not comply with the Hackleton Neighbourhood Development Plan: Policy HNPD1 Piddington</p> <p><i>“Development elsewhere in the village should respect and reflect the older village.....Green spaces on the edge of village confines..... Should be regarded as a vital part of respecting local character”.</i> This proposal defeats both objectives in that the self builds will not reflect the older village and the green space on the edge of Piddington will be lost.</p> <p>Policy HNPD4 - <i>“Sustainable development will be achieved if the result is a net gain in biodiversity”</i> - The proposal is development in the open countryside on land which is a green buffer for Salcey Forest which is a SSSI the result will be a net loss in biodiversity.</p> <p>Policy HNPD* <i>“development must seek to minimise encroachment into visually exposed landscapes”</i> The views from footpaths KM37, KM38, KM39 would be blighted together with bridleways KM18 & KM40.</p> <p>To conclude this is a highly speculative application for development in the open countryside for which there is no demand as confirmed by the WNC Register. The local roads and footpaths are insufficient and further development would put pedestrians, cyclists and horse riders at undue risk. The access, drainage and flooding issues make the parcel of land unsuitable and against SNC Local Plan Policy LH5. Any development of this green space would result in a net loss of biodiversity and the loss of green buffer land between Salcey Forest and Piddington. The proposed location is at the very end of Piddington close to an airstrip and busy farm and within short walking distance to no amenities or public transport making it unsustainable.</p>
P/052/23	<p>2023/6122/FULL - Demolition of existing bungalow. Proposed construction of 2 no. detached dwellings with integral garaging, external parking and amenity spaces - Woodlands Little Horton House Drive Horton West Northamptonshire NN7 2BB. RESOLVED: To object to the application and make the following comments: This application is for both proposed properties to have bigger footprints than previously approved which are now too close to the plot boundary. The proposed windows on the gables will result in loss of privacy to the neighbouring property and the 3-stories loss of light. Whilst no measurements are shown on the drawings the 3-storey design will dominate the street scene and is too tall. The multiple proposed exterior finishings are not in keeping with the local area and contravene HNPD4. The application is incorrect as it states that the existing property is occupied. It has been unoccupied since 2020. Due to the location of the property and it being unoccupied a bat survey should be undertaken.</p>
P/053/23	<p>2023/6097/FULL - Single storey rear extension & garage conversion - Pear Tree House Newport Pagnell Road Horton West Northamptonshire NN7 2AP. RESOLVED: No objection</p>
P/054/23	<p>2023/6220/FULL - Garage conversion and single storey side extension. 31 The Banks, Hackleton, NN7 2AF. RESOLVED: No objection</p>
P/055/23	<p>2023/6254/FULL - Loft conversion with dormers & built-up gables - Twin Trees, 75 Main Road, Hackleton, NN7 2AD. RESOLVED: To object to the application and make the following comments: These proposals are not in keeping with properties in the local area and would set a disappointing precedent. The proposals contravene HDNP8(f) as they do not reflect local vernacular building styles, layouts and materials</p>

P/056/23	<p>2023/5978/EIA - Outline application for up to 900 dwellings including 35% affordable, a new local centre, land for a new 2FE primary school, open space including an extension to the adjacent country park and community allotments, enhanced off-site pedestrian and cycle links, and associated off-site highways works, with all matters reserved other than site access - Land South and East of Grange Park, Northampton Northamptonshire NN7 2EE. RESOLVED: To object to the application and make the following comments: The proposal is for a large urban development in open countryside which does nothing to assist in the re-generation of our failing town centre and will just increase the burden on our already over-stretched infrastructure. The development would create dormitory accommodation for Milton Keynes and beyond. The major concern for Hackleton Parish is the prospect of private vehicles not using the B508 but instead turning through Quinton to Preston Deanery and then on to the B526 to Newport Pagnell as an alternative route to Milton Keynes. This would mean that excess traffic would be created on the very narrow road through the hamlet of Preston Deanery which forms part of the National Cycle Route 6 and includes a grade II listed road bridge. The traffic would then continue through the village of Hackleton with its primary school immediately facing the B526 and with no off-road parking for parents which already causes safety concerns and traffic issues.</p> <p>Hackleton Parish lies between three significant SSSI's – Salcey Forest, Yardley Chase and the Upper Nene Valley Gravel Pits and on the boundary of two National Character Areas – NCA89 and NCA91. Precious green open spaces and ancient habitats need conserving. The B526 is experiencing ever increasing traffic due to the developments within the Northampton Related Development Area and its series of Sustainable Urban Extensions. This is already negatively impacting our villages and surrounding landscapes including flora and fauna. Any further increase in traffic on our already over-capacity rural roads will make it impossible for the character of our villages and rural areas to be maintained and negatively impact the day to day lives of our residents.</p> <p>In conclusion we would urge you not to allow unsustainable development in the open countryside. The negative impact on rural roads and historic villages is already huge from the development within the NRDA and SUE's and this should not be compounded by inappropriate development elsewhere which will result in the loss of rural character, wildlife and the quality of the surrounding landscapes.</p>
P/057/23	<p>To note updates/planning decisions</p> <ul style="list-style-type: none"> • WNS/2022/2056/FUL – The Formal Complaint logged by the Parish Council has been formally noted by WNC and a stage one response has been received, stage two is now in progress • A meeting has been scheduled with Gallagher regarding their proposals for 1300 homes on land north of Wootton • There is a public exhibition in Great Houghton Village Hall on 18th August and 23rd August regarding a solar farm proposal on land north east of Preston Deanery
P/058/23	Next meeting date: 5 th September 2023 7pm

The meeting closed at 8:40pm

Minutes Approved

Chairman

Date