

**PAULERSPURY PARISH COUNCIL**

Minutes of the Meeting of the Parish Council

held on Thursday 8 January 2015

commencing at 6:30pm in Paulerspury Village Hall, High Street, Paulerspury

**PRESENT:** Mr Barnes (Chairman), Mr Brice (Vice Chairman), Mrs Sawbridge, Mrs Bartlett, Mr Bloomfield, Dr Hooker, Mr Harvey, Mr Blackwell.

**APOLOGIES** (reason for absence to be advised)

Apologies for absence were received from Mrs Thorburn, Mr Batten and Mrs Sawyer and were accepted by the council.

1/1/15 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

Mr Brice      Item 3/1/15 b)

2/1/15 **MEMBERS OF THE PUBLIC AND PRESS**

Six members of the public were present including District Councillor Mrs Barnes. Comments regarding Stagecoach double decker buses, damage to parish verges, manouverability of long vehicles around Church Green and application S/2014/2399/FUL were noted by the council members. The clerk would make enquiries as to the deployment of double decker buses on village routes.

3/1/15 **PLANNING MATTERS**

a) **S/2014/2394/TPO** Knight Frank c/o Agent Land at A5 near Stable House Towcester  
T1 Oak & T2 Oak – Fell

The Parish Council had **No objections** to this application

b) **S/2014/2399/FUL** Lydon Contracting Cuttle Mill Nursery Cuttle Mill Lane Paulerspury  
Use of land for one year as a civil engineering contractors yard. Workshop & offices.(retrospective)

The Parish Council **Objected** to this application. See attachment.

c) S/2014/2415/FUL Mr and Mrs F Watson The Hawthorns Lumber Lane Paulerspury

Single storey side extension and detached carport.

The Parish Council had **No objections** to this application

d) S/2014/2421/FUL Mrs Rebecca de Courcy Hillcrest Careys Road Pury End

Two storey front extension to create bay windows. Single storey side extension to create link to existing garage and new pitched roof over garage to replace flat roof. Single storey rear extension. Changes to existing doors and windows.

The Parish Council had **No objections** to this application.

e) S/2014/1778/MAF Mr B Lydon Cuttle Mill Nursery Cuttle Mill Lane Paulerspury

Change of use of land to 60 pitch caravan site, use of existing buildings in association therewith and erection of shower/W.C. block

Renewal of existing planning permission **S/2010/1479/MAF**

**SNC APPROVED**

f) S/2014/1680/MAF Haymaker Energy Limited. Harry Shepherd-Cross Denham Farm QuaintonAylesbury HP22 4AL Land at Homestead Farm located east of the A5 and south of Alderton, (Paulerspury & Grafton Regis Parish) sp735 457

Construction of a photovoltaic solar farm for the generation of electricity, landscaping, transformer housings, access tracks and associated infrastructure

**SNC APPROVED**

g) S/2014/1888/FUL Enterprise Inns PLC Barley Mow 53 High Street Paulerspury

Works to pub frontage comprising of; replacement of existing part brick paved, park grassed area with resin bonded gravel paving, with post and chain surround and barked area to left hand side.

**SNC APPROVED**

**4/1/15 MATTERS FOR URGENT ATTENTION AND FOR THE NEXT MEETING**

During the Weekly Inspection of Spinalls Field a council member noticed that an act of vandalism had been carried out on part of the hedge adjacent to the Barley Mow and to the rear of a football goal net. This matter would be discussed at the meeting to be held on 29 January 2015.

**Next meeting. 29 JANUARY 2015 PAULERSPURY VILLAGE HALL 7:30 pm**

Response of Paulerspury Parish Council to consultation by South Northamptonshire Council (SNC) on the following planning application for retrospective permission.

**Application No.:** S/2014/2399/FUL

**Proposal:** Use of land for one year as a civil engineering contractor's yard. Workshop and offices. (Retrospective)

**Location:** Cuttle Mill Nursery, Cuttle Mill Lane, Paulerspury, NN12 7NZ

At its meeting on 8<sup>th</sup> January 2015, the Parish Council objected to this application for the following reasons.

1. The site is outside the village confines and therefore SNC's Saved Policy EV2 – Development in the Open Countryside – should apply, supported by recent pronouncements on the West Northamptonshire Joint Core Strategy (JCS). Clause II of EV2 allows an exception to the general prohibition in the open countryside where proposed development is necessary for the purposes of agriculture, forestry, tourism or recreation.
2. Tourism and recreation are consistent with the permission for the land to be currently designated as suitable for a 60-pitch touring caravan site (allowed on appeal after initial refusal by SNC). However a civil engineering contractor's yard does not accord with any of these exceptions. Objective 13 of the JCS also does not support the current proposal as being relevant to Rural Diversification and Employment.
3. The applicant has been using the site as a contractor's yard without permission for such use since 30 April 2014 (as stated on the application form). Residents, especially of Tews End Lane, Paulerspury have been much affected by noise and smoke pollution from the site during this time both within, and outside, normal business hours. Enjoyment of their gardens during the summer months has been compromised. The Parish Council was told at its meeting that earth-moving equipment had been in use for most of Boxing Day (26 December 2014). This interference with the amenity of the residents is certainly not consistent with Paragraph D of Policy S1 of the JCS stating that new development in rural areas should be limited and should 'respect the quality of tranquility'.
4. A resident has also informed the Parish Council that he recently observed three mobile homes situated on the site with at least one of them apparently being used for accommodation. An appeal against an enforcement order was recently dismissed regarding a smallholding in the parish where a mobile home was allegedly in use for accommodation purposes.
5. The Agent's covering letter enclosed with the application states (1<sup>st</sup> paragraph, page 4) that "the scale of the operation has not led to any adverse impact on the wider area...". Item 3 above, coupled with residents' complaints to SNC on the matter, indicates that this statement is untrue.

6. The same covering letter states (bottom of page 4) that F J Morris' yard is in a similar location to Cuttle Mill Nursery. Morris' Yard is much more remote from dwellings than is the Cuttle Mill site and furthermore its access to the A5 only serves its own premises – unlike the present site whose access road is a narrow public highway which is also a through route between the A5 and Paulerspury and Pury End.
7. The Agent's covering letter also mentions that the site will be used for bulk storage of sand and stone with daily deliveries of these in 20-ton lorry loads. The application form, in Section 22, only says that the site is to be used for "maintenance of plant equipment". There are highway implications here which would seem to need to be addressed.
8. The application form states that the hours of opening would be from 0700 to 1800 on Mondays to Fridays and 0700 to 1500 on Saturdays with no operation on Sundays or Bank Holidays. In view of actual experience with operation of the site outside these hours (sometimes from 0600 and also well after 1800 and at weekends and on a Bank Holiday) for much of the past year, there would seem to be little incentive for the contractor to pay much heed to such times in the future.

In summary, the Parish Council has concerns that the site would not be operated with due regard for the amenity of local residents.

Paulerspury Parish Council  
9<sup>th</sup> January 2015