

## **PAULERSPURY PARISH COUNCIL**

Minutes of the Virtual Meeting of the Parish Council via <https://join.skype.com/hFxOnSS6T0Fz>,

held on Thursday 25 June 2020

commencing at 7:30pm

**PRESENT:** Mrs Sawyer (Chairman), Mr Baker (Vice Chairman), Mrs Fish, Mr Bloomfield, Mrs Sawbridge, Mrs Westall, Mr Westall, Mr Barker, Mr de Courcy-Ireland.

### 63/06/20 **APOLOGIES FOR ABSENCE**

Apologies were received from Mrs Graham and Mrs Gee. These were accepted by the Council

### 64/06/20 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required*

None declared at the meeting but Mrs Gee had previously declared her interest in **S/2020/0858/FUL**

### 65/06/20 **TO APPROVE AND SIGN THE MINUTES OF THE ANNUAL MEETING AND THE ORDINARY MEETING OF THE PARISH COUNCIL HELD ON 28 May 2020**

The minutes of the above two meetings were approved and would be signed in due course.

### 66/06/20 **MATTERS ARISING ON THE MINUTES**

Matters arising to be addressed via agenda headings

### 67/06/20 **MEMBERS OF THE PUBLIC AND PRESS**

Comments are welcome from those attending the meeting. The total time allowed for this item is 15 minutes with a maximum of 3 minutes per speaker. Further public comment during the meeting is permissible only at the invitation of the Chairman.

None present.

### 56/06/20 **PLANNING MATTERS**

a) **S/2020/0858/FUL Mrs S Richmond-Watson, Plumpton End House, Plumpton End, Paulerspury.**

Disconnection of 1950's septic tank which accepts both foul and storm water and discharges into the brook running from Paulerspury through land belonging to Plumpton Barn, with a new sewage treatment plant serving the house and the cottage.

Paulerspury Parish Council had **NO OBJECTIONS** to this application.

b) S/2020/0909/FUL Mr D Rees 26, Careys Road Pury End

Rear two-storey extension

c) S/2020/0928/FUL Mr and Mrs Paul Yeates. Brook Cottage, Lower Street, Pury End

Part demolition of existing rear extension, single storey rear extension and small infill single storey to the front with external new cladding and render with landscaping.

Paulerspury Parish Council did not object in principle but would wish to make the following observations.

The materials proposed are not sympathetic to the existing property and should be in keeping with the surrounding housing.

If cladding was to be applied it should run horizontally and not vertically as shown on the plans.

This would be a rather large increase on a considerably smaller plot than shown on the plan.

d) S/2020/0945/MAO Rainier Developments Ltd and National Westminster Bank PLC

Land to the rear of 27, High Street Paulerspury.

Demolition of the existing buildings; erection of up to 26 dwellings, a new vehicular access off High Street, public open space, landscaping and associated works. (Outline)

Paulerspury Parish Council strongly OBJECTED to this application – response attached.

Due to the absence of the statutory notices being distributed the Parish Council resolved that all those who registered comments to Application S/2019/2202/MAO would be advised of the current application for this site.

e) S/2020/0306/FUL Little Farm Careys Road Pury End **SNC APPROVED**

f) S/2020/0586/FUL Ambleside House Lower Street Pury End **SNC APPROVED**

g) S/2020/0587/FUL 11 Longcroft Lane Paulerspury **SNC APPROVED**

h) S/2020/0469/FUL 3 Park Lane Paulerspury **SNC APPROVED**

i) S/2020/0491/FUL 3 Plum Park Lane Paulerspury **SNC APPROVED**

57/06/20 **FINANCE**

a) To receive May 2020 accounts, budget position and to approve payment of outstanding accounts.

Chq. No	Payee	Account details	£
2461	M Down	Salary/Office/Mileage	760.38
2462	N J Blackwell	Mowing/Parish Maintenance	927.84
2463	Minuteman Press	Spinalls Field Labels	43.20
DD	TGP	Electricity Supply	118.21

b) Notice of Public Rights and Publication of Unaudited Annual Governance and Accountability Return. Date of Announcement 14 June 2020. Publicly displayed 14.06.2020

58/06/20 **CORRESPONDENCE**

59/06/20 **SPINALLS FIELD**

a) To record actions and inform the Council of any issues raised via the inspection reports – see Inspection Reports File

It was resolved that one piece of the Five a Side goal posts would be removed (nearest Lumber Lane piece) in order to accommodate the need for a larger pitch for the young football team. Should anyone require its return for a match then this could be done.

b) To confirm the July 2020 inspection rota 5/6 SS, 12/13 JG, 19/20 E de C-I, 28/29 EB

Rota confirmed.

60/06/20 **ROAD MATTERS**

a) To record actions taken by the clerk.

- Fly Tip on Westy Road reported to SNC for collection
- New Waste bin ordered from SNC – next to the bus shelter, high street Paulerspury

The various art forms exhibited in the bus shelter on the High Street have been much appreciated. The Parish Council resolved that from the 4 July 2020 these would be removed (when first erected it was determined that this bus shelter would not be available for *posters* etc). The clerk would take care of them for a while in case the artists wished to retrieve them.

61/06/20 **CHAIRMAN'S BRIEF TO THE NEWSLETTER AND WEBSITE**

To consider items for inclusion.

Mr Westall would publicise Application S/2020/ 0945/MAO.

62/06/20 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

Mrs Sawyer volunteered her resignation as chairman of the Council. The members of the Parish Council thanked her for all her years as chairman and the clerk thanked

her for the good  
working relationship they had had over the years.

THURSDAY 30 July 2020 Venue to be determined.7:30pm  
Paulerspury Parish Council's response to **Application S/2020/0945/MAO.**

Land to the rear of 27, High Street Paulerspury

Demolition of the existing buildings; erection of up to 26 dwellings, a new vehicular access off High Street, public open space, landscaping and associated works. (Outline).

Once again Paulerspury Parish Council is being called upon to defend its status in South Northamptonshire as a rural village.

Paulerspury along with many other villages in South Northamptonshire saw a great surge in housebuilding during the 1960's. In order to protect the heritage and local environment the then District Council sought to curtail development by drawing a confine boundary around existing built-up areas outside which new building would not be considered. Paulerspury was considered to be worthy of building limitation which has in the main served to retain the linear style with only small developments occurring as adjuncts to this.

This site lies completely outside the village confine and is therefore in contravention of the Paulerspury and Pury End Village Design Statement (VDS) and Saved policy EV2 of the Local Plan. No exceptions to Saved policy H6 can be justified.

When the confines were recently reviewed Paulerspury Parish Council sought to make a few changes in order to regularise the boundaries of a small number of properties. At no time has it sought to extend the confines in order to accommodate new sites for building. This was also the view taken by South Northamptonshire Council (SNC) – confirmed in the Local Plan Part 2. Hence this site lies totally outside the up to date confines, and in open countryside in contravention of the development plan.

The District Council also drew up maps to identify significant features in villages. Given its linear style and its infill status many gaps along the core of the village were being filled in. South Northamptonshire Council designated the one remaining space an Important Open View and therefore hopefully protected it. This Open View is situated across the land now being considered for development.

This gap affords good views over the open countryside and provides an important contrast to the surrounding built environment. It also compliments the setting of the village when seen from outside. To build on this site would have an adverse impact on the visual and landscape character of the site and the surrounding area. This is important when considered as part of the wider scheme as SNC promotes its countryside quality and character. Until recently No 27 has been occupied by a family with young children. To cut down the hedge would have compromised their privacy. The view is now available and much appreciated.

According to the Local Plan development, in order to be sustainable, is to be focused on Northampton, Daventry, Brackley and Towcester with the rural communities taking a small share This has been quantified as 2360 dwellings (WNJCS) for the years 2011-2029 giving an average of some 131 per year. To expect Paulerspury ( one of 90 hamlets

and villages in South Northamptonshire) to take 26 of that portion is an unreasonable demand. Since 2011 Paulerspury's housing stock has increased by 51 = 12% .

The Government's policy (Planning Policy Guidance Note No 7) is that the countryside should be safeguarded for its own sake and priority will be given to retaining the open and rural character of the District. This application does not accord with Saved policy EV1 (iii) A development of some 26 properties adjacent an existing development of 14 is totally out of scale for a small rural village. The Parish Council therefore strongly refutes the statement that it would be a very logical and natural addition to Paulerspury. By building over this land it would indeed be an erosion of the countryside and harm the open character of the surrounding area.

Traffic from the proposed site would exit onto the High Street. The entrance would be only a few yards away from another entrance (Kennel Lane) and on a bend with a busy flow of traffic on the High street especially at peak times. The traffic would mostly be seeking entry onto the A5 via the High Street. This would pose an additional risk to residents and would not therefore be acceptable. A traffic count carried out on Friday 29 November 2019 recorded 88 vehicle movements passed by the proposed entrance 7am-8am and 137 during the period 8am-9am. For the 10 minutes 12:40-12:50 there were 35 traffic movements and from 14:45 – 15:45 125 traffic movements.

To travel towards the A5 from this section of the High Street one has to address the street as a one way passage. Most of the houses along this stretch were built without the benefit of vehicular parking facilities so at any one time there can be up to 25 cars parked nose to tail. Adding potentially 80 plus more vehicles at this point is not acceptable. The Parish Council is given to understand that 80% of Towcester residents travel outside the district for employment. This same percentage it could be argued applies even more so to Paulerspury residents. There are very limited sources of employment in the village. The "employment offering" referred to on the A5 is a house with rooms rented out as office space so hardly a facility to provide employment for residents of 26 properties.

It is the Parish Council's opinion that this proposed development does not accord with the relevant Development Plan policies – 'saved policies' G2, H5, H6 and EV2 of the adopted South Northamptonshire Local Plan and emerging policies S1 and H1 of the Joint Core Strategy. Policies S1 and H1 state that future developments should take place in the major service centres - Brackley, Towcester and in land adjoining the principal urban area of Northampton - and thus by limiting development in rural areas it aims to protect the distinctive character of the rural communities. This proposed development does not accord with this strategy of focussing development in sustainable settlements.

This proposed development would not contribute to sustainable development of Paulerspury in any way nor is it required to satisfy or meet a housing need given that the parish exceeded its quota as required by the Interim Rural Housing Policy – 17 built. Development in order to be sustainable is to be focused on Northampton, Daventry, Brackley and Towcester with the rural communities taking a small share This has been quantified as 2360 dwellings (WNJCS) for the years 2011-2029 giving an average of some 131 per year. To expect Paulerspury to take 26 of that portion is an unreasonable demand. Since 2011 Paulerspury's housing stock has increased by 51 = 12% . It is projected that through already identified sites SNC will have provided 563 over and above the 2360 required therefore there is no justification on that basis for this development.

South Northamptonshire was previously challenged on its land supply figures. This figure reliably currently stands at a 7.54 years supply of deliverable sites which is over

50% of the required 5 year requirement. Therefore there is no justification on that basis for this build of 26 houses.

Residents in Paulerspury cannot rely on public transport for access to employment. Bus services have been cut to the minimum. Recently several services were promised but have since been withdrawn. In order to work in any major town or city whilst living in Paulerspury a car is the only option. Employment opportunities within the parish are negligible hence current residents have to rely on personal transport. The A5 even through the recent Covid-19 pandemic has not proven to be a safe route for cycling. Cycling along the A5 is not to be recommended given that it is also the relief road for the M1 in the case of closures. Pollution from vehicle exhausts would be a further major consideration given the frequency of the heavy goods vehicular traffic in particular. Much weight to the viability of this site is given by Ranier Developments Ltd with regards to the availability of public transport as a reason that this development should be permitted. A privately not for profit mini-bus service arriving in Towcester at 7:40am (A5 traffic permitting) could not fulfil the transport requirements to places of employment for the residents of 26 houses. The Britannia bus service runs only on Tuesday and Thursday with a 10:00am pick up time. This is not compatible with the aspiration of SNC to reduce the need to travel and to shorten travel by locating sites in sustainable locations that can be served by sustainable transport. These timetables are not conducive to the workforce as a whole nor practical for general use. There is no bus service for weekend or night time working.

The National Planning Policy Framework requires developments to be sustainable. The applicants state that a range of facilities and services (a Village Hall, Primary School, GP Surgery, places of Worship and a Public House and a small convenience store) serving the daily needs of residents can be reached by sustainable means without the use of the private car for day-to-day trips. The small convenient store whilst being valuable to the community could not sustain the residents of Paulerspury. In fact the addition of so many new residents would have a severe impact on services such as the Doctor's Surgery. The recent Covid -19 Lockdown illustrated the residents dependency upon external supplies and personal transport.

We are to understand that this development would be developed in such a way that it would enhance the site. Removal of a considerable portion of the existing natural habitat and replacing it with bricks, mortar and tarmac plus a few bird and bat boxes and log piles would not compliment the existing biodiversity of this open pasture land. The scale of this development would be harmful to the rural character of the village given its size and from the outside it would detract from the existing open boundary characteristic.

The Parish Council has not been able to undertake a widespread public consultation on this new application due to the current Corona virus situation. However it is clear from the objections lodged by residents on the previous application (refused by SNC) residents do not support this application either. In excess of 50 residents attended a meeting to discuss the previous application for this site on 19 November 2019 and at the Parish Council Meeting held on 28 November 2019 39 attended. No one proposed support for that application.

The required notices advertising this proposed development were not placed in position. The Parish Clerk has had to spend a considerable amount of time contacting the case officer and the Grafton Hunt as to their absence. The notices will now be placed in position in July.

In the current circumstances where neighbours are no longer being personally informed of developments affecting their properties it is even more essential that the new rules are followed.

Those who have expressed their views verbally where possible under the current restrictions on personal spacing state regarding this current application that they do not support this enlargement of the parish. To that extent publicly funded banners have been placed in the parish stating that fact. It is assumed that the figure of only three residents wishing to be considered for social/shared ownership housing remains extant. There is therefore no robust evidence base for this development proposal.

South Northamptonshire Council has refused Application S/2019/1624/FUL and S/2019/2202/MAO Paulerspury Parish Council would ask that this application is similarly refused.

It is therefore the unanimous opinion of Paulerspury Parish Councillors that Paulerspury Parish Council **OBJECTS** to this application.