

PAULERSPURY PARISH COUNCIL PAULERSPURY PARISH COUNCIL

Minutes of the Virtual Meeting of the Parish Council via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/8745215637>

Meeting ID: 874 521 5637

Dial by your location

+44 203 481 5237 United Kingdom

held on Tuesday 29 December 2020

commencing at 7:30pm

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

143/12/20 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mrs Sawyer and Mrs Fish. These were accepted by the council.

144/12/20 **MEMBERS' DECLARATION OF INTEREST** for items on the agenda and update of Interests where required.

None declared.

145/12/20 **MEMBERS OF THE PUBLIC AND PRESS**

One member of the public was present.

146/12/20 **PLANNING MATTERS**

S/2020/2224/MAF Mr Perryman Seven Acres, Watling Street, Paulerspury

Change of use of recreational fishery to mixed use education and training centre (Class D1) and outdoor leisure/recreation centre (Class D2) and the erection and siting of associated buildings and structures (retrospective).

Paulerspury Parish Council SUPPORTED this application and considered it a very good cause and excellent use of the land.

b) **S/2020/0945/MAO**

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).

Appeal lodged against the refusal decision by South Northants Council.

Town and Country Planning Act 1990

**Appeal by Rainier Developments Ltd and National Westminster Bank PLC.
Land rear of 27 High Street, Paulerspury Towcester NN12 7NA**

Ref: APP/Z2830/W/20/3261692

Inquiry Date 10.00am 20 April 2021 – virtual

Email – <https://acp.planninginspectorate.gov.uk>

Letters (2 copies with reference number) The Planning Inspectorate, 3J Kite Wing, Temple Quay House, 2 The Square, Bristol. BS1 6PN
Comments by 11 January 2021

Paulerspury Parish Council would forward an additional comment regarding this application – see attached.

147/12/20 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

- Cuttle Mill verges once again is littered with numerous cans and bottles. Mr and Mrs Westall volunteered to collect them. Mr Blackwell will be asked to carry out an additional litter pick in the parish.
- Blocked drains on Tews End Lane to be reported
- Anglian Water to be asked to investigate a water source on Plumpton End.

THURSDAY JANUARY 28 2021 via ZOOM 7:30pm

The meeting closed at

Ref S/2020/0945/MAO

APP/Z2830/W/20/3261692

Town and Country Planning Act 1990

Appeal by Rainier Developments Ltd and National Westminster Bank PLC

Site Address: Land rear of 27 High Street Paulerspury, Towcester NN12 7NA

On 10 December 2020 a housing department spokesman, referring to the forthcoming changes to the planning system, stated that "The reforms to the planning system will protect our cherished countryside and green spaces for generations to come".

The former council, South Northamptonshire District Council, had the foresight many years ago to envisage how small villages in the district were in danger of being over developed and thus losing their rural identity. To try to protect Paulerspury, this site for which planning permission is currently being sought, was declared an "Open View". Paulerspury, being designated an "Infill" village, has over the years seen all vacant spaces on the High Street developed. This is the last opening into the countryside from the High Street and as such, should remain so for ensuing generations to appreciate.

The site has been given "Brownfield" status. Whilst this site has had permanent structures on it since 1948, these now derelict buildings only take up approximately 6% of the curtilage. Exclusions to the brownfield status include agricultural land which this site is more akin to. There is currently land provision for over 1.5 million homes using brownfield land and other land with planning permission, providing enough land to meet the government's 300,000 homes a year target for the rest of this parliament. Therefore, given the South Northamptonshire Council's 8.26-year land supply available for building in South Northamptonshire, this site given the proportion of greenspace to brownfield, should not be considered as brownfield in the general sense of the term "brownfield".

The Parish Council has tried to obtain the documentation presented to SNC for the site to be classified as brownfield, but to date has been unsuccessful. This site being mostly open pasture, means that the flora and fauna has been unchallenged for centuries and thus provides a valuable open space for wildlife habitats and a well-established eco system. This site would therefore be a very economic site to develop when compared with the cost of a more conventional urban brownfield site. The Minister for Housing, Mr Jenrick, has stated "there is a need for more investment, more renewal in the great cities in the midlands and the north". The algorithm for housing targets has now been shelved and Mr Jenrick (16 December 2020) announced that there would be an overhaul of the formula for house-building targets that would see more homes being built in urban areas. Paulerspury is a small rural village.

This application lies outside the parish confines. Paulerspury Parish Council has consistently defended its Parish Confines - Principle 1 Paulerspury and Pury End Village Design Statement. The parish confines were recently adjusted via the Local Plan and are now the confirmed boundary for development in Paulerspury Parish. Whilst Policy LH1 provides exceptions for development outside settlement confines, this development is in open countryside and with the current land availability as previously stated, there is no justification to build on this site. Paulerspury Parish Council, having invested in a Village Design Statement, trusts that as Supplementary Planning Guidance it will be upheld.

An application for 19 Affordable and Shared Ownership houses in the village has just received approval. That was an "Exception" site, it being for affordable houses. This therefore should negate this application being

presented with that extenuation. Frequent bus services are unlikely to be seen to serve Paulerspury at any time in the future, as the major companies have now decided a detour through Paulerspury is not financially viable. Delayed access at peak times to the A5 should also be a consideration for timekeeping and thus there is a total dependency on cars for transport. As in most small rural villages, employment opportunities which afford a good standard of living are few and far between. This development would not comply with the requirements of LPP2 Policy SS1 which directs new developments towards the most sustainable locations. The delivery of the allocated SUEs although slower than anticipated, but when combined with other sites, more than meets the Local Housing Needs

There is also concern in the parish regarding secondary education provision. Due to the enormous expansion currently underway in Towcester, children can no longer attend Sponne School, but must travel much further to Deanshanger in Milton Keynes or to Roade.

This application site lies outside the settlement confines of Paulerspury as designated in the adopted South Northamptonshire Local Plan (Part 2) and is therefore in the open countryside. The adopted Development Plan seeks to focus new development within the settlement boundaries of settlements. The development proposed would therefore conflict with an up to date and adopted Development Plan and would result in localised landscape harm, through the loss of an undeveloped field that forms part of the open countryside setting of Paulerspury, adversely changing the character of this part of this village.

Paulerspury Parish Council therefore asks the Planning Inspector to dismiss this Appeal