

HACKLETON PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date: 23 rd August 2022 Time: 7pm. The Annexe, Hackleton Village Hall.	
Councillors present: J Clark, R Hawkesford, C Lloyd, L Nash & G Ward Also present: four members of the public & Parish Clerk A Benson	
P/081/22	Apologies were received from Councillor D Noble
P/082/22	There were no declarations of interest
P/083/22	The residents in attendance all spoke on agenda item P/087/22
P/084/22	RESOLVED: To approve the minutes of the meeting held on 12th July 2022
P/085/22	To consider WNS/2022/1501/FUL – car park extension – The French Partridge, Newport Pagnell Road, Horton, NN7 2AP. RESOLVED: To object to the application and to raise concerns that work has already commenced on site. The proposed location of the disability bays would put users at risk - the bays need to be moved closer to the building. The previous withdrawn application offered more parking bays, electric charging points and covered cycle bays, these need to be re-instated. the mature trees on the site need protecting - the works which have commenced have increased the ground level in root protection zones which will have an extremely detrimental effect on the long-term health of the trees.
P/086/22	To consider WNS/2022/1527/FUL – Extension to existing ground solar panel system – Horton Lodge Farm, Brafield Road, Horton, NN7 2BA. RESOLVED: No objection
P/087/22	To consider WNS/2022/1537/FUL - Erection of a 4 bedroomed detached self-build dwelling – Land at Brook Court, Horton, NN7 2BL. RESOLVED: To object to the application on the following grounds: Contrary to the application documentation this site does have planning history as it formed part of Tree Tops, Denton Road, Horton. This history should be taken into account when this application is determined. Has the local connection criteria been fully met and evidence provided? If the local connection criteria is proven and the application is successful then we urge the planning authority to tie in this criterion to a planning agreement not a condition which could later be relaxed. This is particularly pertinent as there is potential for a further dwelling on the plot which would not be welcomed. There is no legal access and no dropped kerb off the highway to this site. The proposed building would significantly impair the view over the fields which forms part of the setting in this part of Brook Court, and the western elevation would present an unattractive aspect. See HNDP4(a) and (g). The scale of the proposed building is massively out of proportion compared to the other houses in this part of Brook Court. The length of adjacent properties is around 10m, whereas the proposed building would be 27m, nearly three times as long. The plot is about two-thirds of a metre higher than 21 Brook Court, and the building would stand 8m above that. See HNDP4(j) The proposed building is east facing and on an elevated plot - the loss of light, overshadowing and overbearing would be very significant. The proposed building is not in keeping with the character of that part of the village. The size of the building is too large for the plot. The plot is around 16m wide and the proposed building would be about 12m.

	<p>The space for ‘turning and manoeuvring’ appears too small. See HN4(r) and insufficient for four cars (as proposed). This could lead to the risk of parking on the highway in the hammerhead.</p> <p>Whilst the plot itself might be at low risk from flooding, by placing a substantial building on it, there could be a flood / run-off risk.</p> <p>At present the plot is home to wildlife, including deer, and a haven for biodiversity. This would be lost if it were built on and manicured. There would be no net gain in biodiversity. See HN4(c)</p> <p>The plot is outside village confines, does not meet the NPPF guidelines on Rural Housing, paragraph 80, including sub-paragraph (e). See also HN4(b).</p> <p>The owners of 21 Brook Court have approval for an extension to their house, which might be compromised if approval were given to the proposed building. See HN4(g). This should be shown in the street scene documentation.</p>
P/088/22	<p>To consider WNS/2022/1546/FUL – Proposed single story rear extension, internal alterations, demolition of existing garage and new garage constructed – 5 Lyne Walk, Hackleton, NN7 2BW RESOLVED: No objection</p>
P/089/22	<p>To consider WNS/2022/1578/FUL & WNS/2022/1579/LBC – Change of use and conversion to former Grade II listed Church to residential dwelling – St Mary Magdalene’s Church, Newport Pagnell Road, Horton, NN7 2AP RESOLVED: No objection</p>
P/090/22	<p>To note updates/planning decisions</p> <p>WNS/2021/0849/FUL – Barn Conversion to dwelling – Land North off Grange Court, Newport Pagnell Road, Horton. Although the application form states conversion of the barn a plan which forms part of the application states conversion of the barn or demolition and re-build this therefore gives the developer the choice of either option.</p> <p>WNS/2021/1249/FUL – Proposed new dwelling on adjacent land – 17 Main Road, Hackleton. Appeal pending</p> <p>WNS/2022/1124/TPO - T1 & T2 Sycamore Trees Crown raise and remove low regrowth, Twin Trees, 75 Main Road, Hackleton, NN7 2AD APPROVED</p> <p>WNS/2022/1260/FUL - Replace existing conservatory with single storey rear extension, enlargement of front porch, replacement of external cladding, addition of Juliet balcony - 3 Smith Close, Piddington, NN7 2DW APPROVED</p> <p>WNS/2022/0743/FUL - Porch to front and single storey extension to side Rose Cottage 23 Horton Road Hackleton NN7 2AW APPROVED</p> <p>WNS/2022/0157/LDE - Certificate of Lawfulness for Existing Development comprising of conversion of part of an integral garage to dining room including insertion of window - 4 Gunning Court Horton NN7 2EN Approved</p> <p>WNS/2021/1735/FUL & WNS/2021/1736/LBC - Variation of Condition 2(Plans) S/2020/0583/FUL Two storey side extension to provide additional accommodation, single storey rear extension to provide WC facilities and restaurant, internal alterations, conversion of existing garage building to provide additional accommodation with 15 new parking bays for condition to include the alternative reference number for the revised parking layout plan - The French Partridge Newport Pagnell Road Horton NN7 2AP Application Withdrawn</p>
P/091/22	<p>Next meeting date: TBC</p>

The meeting closed at 7:48pm

Minutes Approved _____
Chairman Date