

CREATON PARISH COUNCIL

Chairman: Councillor James Hill

Clerk: Mrs L Compton
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Minutes of the Creaton Parish Council Planning Executive Committee Meeting Held on Tuesday 2nd December 2014 in the Village Hall, Teeton Lane, Creaton at 7.30 pm

Present: Cllrs James Hill, Jane Shanks and Geoff White (3 members)

In attendance: Linda Toombs (CPC Planning Non-Executive Member), District Councillor Ian Barratt, plus 6 members of the public (including the Applicant's agent)

07.14 PUBLIC FORUM 15 mins

Members of the press and public are welcome to attend. There were 6 members of the public present. Representation was made on the following:-

08.14 a) DA/2014/1009 – Construction of Eco House, land at Welford Road, Creaton RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE

Cllr Hill proposed acceptance of apologies from Cllrs Claire Thomas and Sylvia Winter, seconded by Cllr White and unanimously resolved to be approved by CPC Planning Executive Committee.

09.14 DECLARATIONS OF INTEREST/DISPENSATION REQUESTS in respect of relevant items of business on the agenda

There were none.

10.14 PLANNING

a) Update on Planning Applications (if any) to discuss and make resolution (if any)

There was nothing to report.

b) Planning Applications Received - consider (if any) and make resolution as to decision

Application No: DA/2014/0969

Description: Work to trees within a conservation area

Location: Stoneacre 22, The Green, Creaton, Northamptonshire, NN6 8ND

Respond by: 3 December 2014

Case Officer: M Venton on 01327 302594 or email mventon@daventrydc.gov.uk.

Cllr Hill proposed 'no observations', voted on and unanimously resolved by CPC Planning Executive Committee.

Application No: DA/2014/1009

Description: Construction of eco house

Location: Land At Welford Road, Creaton, Northamptonshire

Respond by: 15 December 2014

Case Officer: M Baynham on 01327 302591 or email baynham@daventrydc.gov.uk

After lengthy discussions, Cllr Hill proposed objecting to the proposed development as the application was contrary to existing and saved policies:-

1. The planned development is outside the Village Envelope and therefore in Open Countryside and contrary to Daventry District Council planning policies GN1, HS10, HS22 and HS24.
2. The site is in a Special Landscape Area and meets none of the provisos of planning policy EN1 which would permit consent to be granted.
3. The proposed dwelling is not in keeping with the character of the existing settlement, contrary to Daventry planning policies EN1 and HS22 and policies R1 and S1 of the emerging West Northants Joint Core Strategy.
4. The application is contrary to the policies of the Creaton Village Design Statement, and will affect views to and from the village. Although it is acknowledged that there will be screening from three sides, the view from the bottom of the site and from the opposite side of the valley, will be greatly and adversely impacted.

5. The application does not represent a “Sustainable Development” (as defined by Para 7 of the NPPF) as it fails the test of economic, social and environmental benefit (failing to enhance the natural built historic environment).

In addition to the above, Council to reiterate to DDC that Creaton Parish Council has for many years been trying to secure housing of an affordable nature for the village (evidenced from numerous village consultations and the most recent Housing Needs survey). The proposed development did not address this aspiration and for this further reason was considered to be unsustainable (contrary to the NPPF Para 7).

The above motion was voted on and unanimously resolved by CPC Planning Executive Committee.

c) Planning Decision Notices - To report

Application No: DA/2014/0750 (revised)

Description: Outline application with some matters reserved for demolition of existing building and construction of 2 No. detached dwellings. Part change of use of paddock land to residential garden.

Location: Buildings At Litchfield Lane, Creaton, Northamptonshire

Case Officer: K Thursfield on 01327 302576 or email kthursfield@daventrydc.gov.uk

CPC: **Objections: Planning Executive Committee meeting 15th September 2014**

DDC: **Planning Permission Granted 7th November 2014**

11.14 URGENT MATTERS FOR REPORT ONLY (Notified to the Chairman before the meeting)

There were none.

12.14 DATE OF NEXT MEETING- Ordinary Parish Council Meeting: Tuesday 6th January 2015

Chairman Signature.....

Dated.....

CREATON PLANNING EXECUTIVE COMMITTEE (PEC) incorporating Neighbourhood Planning

Chairman: Cllr James Hill, Members: Cllrs Jane Shanks, Claire Thomas, Geoff White, Sylvia Winter and Mrs L Toombs

**Ordinary, PEC and Annual Meeting Dates for 2014/15
(held 7.30 pm, Village Hall, Teeton Lane – unless otherwise stated)**

Tuesday 3rd February 2015 Planning Executive Committee Meeting (if necessary)

Tuesday 3rd March 2015 - Ordinary Parish Council Meeting

Tuesday 7th April 2015 Planning Executive Committee Meeting

Tuesday 5th May 2015 Annual Meeting of Parish Council (AGM)

Tuesday 12th May 2015 Annual Meeting of Creaton Parish