

# CREATON PARISH COUNCIL

Chairman: Councillor James Hill

Clerk: Mrs L Compton  
12 Olde Forde Close  
Brixworth  
Northants NN6 9XF

Tel/Fax 01604-880727  
Email: [creatonpc@tiscali.co.uk](mailto:creatonpc@tiscali.co.uk)

## Minutes of Creaton Parish Council Planning Executive Committee Meeting

Held on **Monday 15<sup>th</sup> September 2014** in the Cedar Room, Highgate House, Grooms Lane, Creaton at **7.00 pm**

**Present:** Cllr James Hill, Chairman, Cllr Claire Thomas, Cllr Geoff White (3 Executive members) and Mrs L Toombs (non-executive member)

**In attendance:** Lynne Compton, Clerk and RFO to the Council plus 8 members of the public

### 01.14 PUBLIC FORUM 15 mins

Members of the press and public are welcome to attend. There were 8 members of the public present who made representation on the following:

- a) **DA/2014/0750 (04.14 b) – concerns were outlined on:-**
1. Ridge Height and impact of loss of light on neighbours
  2. Possible loss of trees with a tree preservation order on
  3. Too many dwellings off a private drive
  4. Volume of cars and lack of space in the narrow private drive
  5. Narrow entrance unsuitable for public service vehicles
  6. Possible presence of owls in the current barn

It was also commented that the roof could be hipped instead of gabled

*Public Forum closed 7.45 pm*

### 02.14 RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE

Cllr Hill proposed acceptance of apologies for absence from Cllr Jane Shanks and Cllr Sylvia Winter, the motion was unanimously resolved by Creaton Parish Council Planning Executive Committee.

### 03.14 DECLARATIONS OF INTEREST/DISPENSATION REQUESTS in respect of relevant items of business on the agenda. There were none.

### 04.14 PLANNING

- a) **Update on Planning Applications (if any) to discuss and make resolution (if any)** – there was nothing further to report.
- b) **Planning Applications Received - consider (if any) and make resolution as to decision**

#### Application No: DA/2014/0750

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

Respond by: 23 September 2014,

Case Officer: K Thursfield on 01327 302576 or email [kthursfield@daventrydc.gov.uk](mailto:kthursfield@daventrydc.gov.uk)

After some discussion and confirmation of details from the applicants representative, Cllr Hill proposed responding with the following objections:-

1. **Ridge Height in relation to adjacent property** – (Clerk Note: *The proposal is contrary to the provisions of saved policies CN01 and NPPF (59) the proposal, by virtue of its height, width, depth, scale, bulk, and massing would result in a development that would not pay attention to or respect the scale form and nature of the surroundings*). This is also contrary to building control policies in Creaton Village Design Statement.
2. **Loss of access to sunlight** for adjacent property – (Clerk Note: *contrary to Policy HS36 (D)*)
3. **Narrow Access to Litchfield Lane** – it is less than 4.80m so should be considered as sub-standard. Parish Council own the registered Village Green and are unlikely to sell the land needed to improve the access.
4. **Parking and access will be a problem** due to the narrow driveway. Service vehicles to the proposed residences will find it difficult to access and “turn” in the driveway. Parish Council are

also concerned about the additional volume of cars which will result from two new 4 Bedroom houses.

5. **Possible Loss of TPO'd tree** – we are concerned that the adjacent protected tree will be damaged during construction which might result in its loss. (*Clerk Note: contrary to PP EN25 which relates to the protection and incorporation of existing trees and PP GN1*). There are also concerns about the tree roots and would urge that a full arboriculture report is undertaken.

In addition to the above, to include a paragraph outlining that Creaton Parish Council has for many years been trying to secure affordable housing for the village (evidenced from numerous village consultations and the most recent Housing Needs survey), this proposed development does not benefit the village and could therefore be considered un-sustainable (*Clerk Note: contrary to the NPPF Para 7*) and a request for a site visit to be organised at the earliest opportunity.

The motions for objection were unanimously resolved by Creaton Parish Council Planning Executive Committee.

**Action: Clerk to submit response including references to legislation to support the material planning considerations outlined.**

- c) **Planning Decision Notices - To report (if any)**

There were none.

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

There were none.

60.14 **DATE OF NEXT MEETING- Ordinary Parish Council Meeting: Tuesday 4<sup>th</sup> November 2014**

**Meeting Closed 7.55 pm**

Chairman Signature.....

Dated:.....

**CREATON PLANNING EXECUTIVE COMMITTEE (PEC) incorporating Neighbourhood Planning**

Executive Members: Chairman: Cllr James Hill, Cllrs Jane Shanks, Claire Thomas, Geoff White, Sylvia Winter  
Non-Executive Members: Linda Toombs

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

Tuesday 9<sup>th</sup> December 2014 Planning Executive Committee Meeting\*  
Tuesday 6<sup>th</sup> January 2015 - Ordinary Parish Council Meeting  
Tuesday 3<sup>rd</sup> February 2015 Planning Executive Committee Meeting\*  
Tuesday 3<sup>rd</sup> March 2015 - Ordinary Parish Council Meeting  
Tuesday 7<sup>th</sup> April 2015 Planning Executive Committee Meeting\*  
Tuesday 5<sup>th</sup> May 2015 Annual Meeting of Parish Council (AGM)  
Tuesday 12<sup>th</sup> May 2015 Annual Meeting of Creaton Parish

**\*Planning Executive Committee meetings are held if necessary between ordinary Parish Council meetings, if the meeting is to be held, an agenda will be posted on the Noticeboard 3 clear days beforehand. If you are in any doubt, please contact the Clerk. Thank you.**