



**WOOTTON and EAST HUNSBURY PARISH COUNCIL**  
**Wootton Community & Sports Centre, Curtlee Hill, Wootton, Northampton, NN4 6ED**  
**Tel: 01604 705055 Fax: 01604 705777**

**MINUTES OF MEETING FOR THE PLANNING & ENVIRONMENT COMMITTEE**

held at Wootton Community and Sports Centre, Curtlee Hill, Wootton,  
 Northampton, NN4 6ED

On Wednesday 14 December 2011 at 7pm

Present: Cllr Costello (Chair), Penny(Chaired item1), Bartley and Hill

**1. To elect a Chairman of the Planning and Environment Committee**

It was resolved to elect Cllr Costello as chair of the Planning and Environment Committee.

**2. To elect a Vice Chair of the Planning and Environment Committee**

It was resolved to elect Cllr Penny as Vice- Chair of the Planning and Environment Committee

**3. Opening Procedures**

a. To receive and approve apologies for absence

Apologies had been received from Cllr Nunn (personal commitment)

And Cllr Gonzalez De Savage (work commitment)

**It was resolved to accept the apologies**

b. Confirmation of [Minutes](#) from March 2011

**It was resolved to approve the minutes and these were duly signed.**

c. Declarations of interest

Cllr Penny declared a personal interest in item:

N/2011/1205      29a High Street      Replacement of shop front.

As a resident living in close proximity to the property

**4. Plans received for the Parish Council's consideration**

Ref. number	Location	Application details	Parish Council Comments
N/2011/1146	7 Thames Road	Two storey side extension	<b>It was resolved that the Parish Council had no objections to this application.</b>
N/2011/1168	10 Collingcroft House	Erection of detached double garage	<b>It was resolved that the Parish Council would ask for clarity on what was happening with the existing garage, given that the doors were being reused within</b>

			<b>the new development.</b>
N/2011/1170	37 Butts Croft Close	Single storey rear extension (part retrospective)	<b>It was resolved that the Parish Council had no objections to this application.</b>
N/2011/1188	11 Hillside View Meldon Close	Single storey rear extension (retrospective)	<b>It was resolved that the Parish Council had no objections to this application.</b>
N/2011/1205	29a High Street	Replacement of shop front.	<b>It was resolved that the Parish Council had no objections to this application.</b>
N/2011/1102	2 Veterans Close	Re-submission of application N/2011/0834	<b>It was resolved to object to the application on the grounds that: The location of the proposed garage means that vehicles will be unable to access the garage. The proposed garage is located less than 5.5 metres from the highway The removal of the boundary hedge and the siting of the proposed garage will have a detrimental effect on the street scene The proposed garage would lead to the street scene being aesthetically disjointed.</b>
N/2011/1132	31 Woodgate	Raise height of roof and install rear dormer and front rear and roof light.	<b>It was resolved that the Parish Council had no objections to this application.</b>

N/2011/1160	Northampton Garden Centre	Northampton Garden Centre Newport Pagnell Road. Demolition Of Garden Centre Concession Buildings And Erection Of New Supermarket; Erection Of New Retail Building And Storage Building To Serve Garden Centre; Re-Configuration Of Service Area and New Service Vehicle Road And Alterations To Vehicle Access <b>(Planning committee to review and recommend a response to full council)</b>
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**The Planning and Environment committee resolved to write a draft response to this application that could be reviewed by full council prior to submission:**

The committee felt that the response should include:

- In principle they supported the application.
- There was widespread community support for the application.
- The speed limit on the B526 between the Queen Eleanor Roundabout and Wootton Hope Drive be reduced to 30mph
- That pedestrian safety be further considered both within the site and for accessing the site.
- Consideration be given for an additional pedestrian entrance in the southern corner of the site to allow access by people on foot from the Turners Court / Cowley Close / High St area of Wootton

- Entrance and Exit

It was felt that the proposed traffic management scheme at the entrance/exit will not be sufficient to meet the increased vehicle flows. Exiting the store and turning right is already difficult at peak times and this will only worsen.

It was felt that the separate entrance and exit points should be retained and that additional traffic management mechanisms be considered. Be it traffic lights or roundabout. It was also proposed that the entrance be widened to accommodate two lanes so that traffic turning right or left to enter can do so and that these two lanes are then filtered within the site.

- Car park security

It was noted that currently the store closes at 6pm most days, with Waitrose likely to be open for extended hours consideration should be given to car park security. The area immediately in front of the Garden Centre as this area is not likely to be used by cars accessing Waitrose in the evening and could become a place for young people to congregate. To avoid any possibility of anti social behaviour it is suggested that security guards or CCTV are put in place to monitor this

**To note the decision made by Northampton Borough Council on the following applications:**

N/2011/0947	Blanchard Close, Northampton	Non-Material Amendment To Planning Permission N/2011/0179 For Single Storey Side/Rear Extension To Add 2 Additional Windows <b>Decision: Approved</b>
N/2011/0877	34 Stanford Way, Northampton	Two Storey Rear Extensions. <b>Decision: Approved</b>
N/2011/0918	Simon De Senlis School Hilldrop Road, Northampton	Retention Of Portacabin <b>Decision: Approved</b>
N/2011/0912	1A, 1B & 1C Sunnyside, Northampton	Replacement Of Shopfront <b>Decision: refused (Application resubmitted)</b>
N/2011/0913	21 Crossbrooks, Northampton	Two Storey Rear Extensions. <b>Decision: Approved</b>
N/2011/0932	14 Whittles Cross	Conversion Of Integral Garage Into Living Space – Retrospective <b>Decision: Approved</b>

**It was resolved to note the outcome of the applications.**

**5. To consider the following consultation documents and to make recommendations thereon.**

- **Central Area Action Plan development plan document**

**The committee reviewed the document and made the following comments:**

**Policy 8 Bus Interchange: Fishmarket.**

Wootton and East Hunsbury Parish Council have expressed concern that the new bus interchange has a reduced number of bays. The Parish Council would have expected the capacity of the bus station/interchange to increase rather than the proposed reduction in the number of bays.

The Parish Council would like to see the data behind the proposed bus station, in terms of future passenger numbers.

## **Policy 19**

The Parish Council believe that the central library should be retained as a library and not used as a retail space.

The Council support the view that the frontage of the library should be maintained as it is an important and significant local building.

**It was resolved to submit the comments above:**

- **Neighbourhood Planning**

To consider new guidance on neighbourhood planning

To consider the draft Neighbourhood Planning regulations

To be known as the "Neighbourhood Planning (England) Regulations 2012" The regulations set out how Neighbourhood Areas are defined, how Neighbourhood Development Orders (NDOs) are processed and how parish councils can opt to determine planning applications arising from NDOs.

The committee reviewed the guidance and discussed the draft regulations. A response to the consultation was prepared:

Particular areas of comment were:

- How can a neighbourhood plan be produced where there is no up to date development policy for the area (i.e. no Core Strategy)
- Further clarification was to be sought on when electors outside the neighbourhood planning area may be eligible to vote in a referendum on a neighbourhood plan.

**It was resolved to submit the response as discussed.**

- **Community infrastructure levy: Detailed proposals and draft regulations for reform consultation**

The committee reviewed the draft regulations. A response to the consultation was prepared.

Key Points raised in the response were:

- The committee felt that a sliding scale of 10-20% of receipts from CIL should be passed onto the relevant Parish Council
- The committee felt that there should continue to be a cap on the amount of levy funding that could be applied to administrative expenses.
- The committee felt it was right to exclude parish Councils from limiting the matters that may be funded through planning obligations

**It was resolved to submit the response as discussed.**

## **6. To note the progress on the proposed Wootton SUE (Land behind the Warren, Hardingstone) Outline Planning Application:**

**The clerk outlined the recent consultation event with LDA design.**

The land is owned by the Homes and Communities Agency and LDA designs have been contracted to produce an outline planning application and masterplan for the site.

The target timescale is to put an outline planning application in by the end of the financial year (March 2012), if the planning application were successful the land will then be sold onto developers with outline planning permission. and the HCA has a target from the Government to have sites developed (or at least work started by 2015)

The consultants said they were considering developing two distinct areas within the development, -the first would be an extension of Hardingstone at the rear of the Warren,

then separated by open space land to the east of Paget court would be developed into a new village (this is just an idea at this stage)

Consideration was given to how best community cohesion could be developed between the existing village and the newer homes –

It was felt by attendees that long term community cohesion best achieved through shared community facilities be it shop, pub, community centre, -schools were important.

Evidence from Hardingstone youth project where young people go to 3 different schools and there is a lack of unity between the young people was noted.

It was noted that Wootton Fields seems to have been developed for a single demographic (young families) - a real community needs to be developed for varied demographic.

Everyone present agreed that the traffic on the B526 was a huge problem –the representative from Hackleton said that the Twigden development with another 300 homes would cause enough problems on B526 without the extra 1000 homes- no solution to this was identified.

Hardingstone councillors felt that people locally would be really anti the development and would want to fight the planning application. Councillors from Hardingstone felt that the development would be populated by commuters and that there wasn't a need for employment opportunities within the space. Hardingstone councillors have asked that some land is set aside for Burials (a green burial site was talked about)

Representative from Hackleton spoke about the knock on effect of increased flood risk in the area.

**It was resolved to note the report.**