

Harbury Parish Council

Minutes of the Extraordinary Parish Council Meeting 15 September 2014 at 7.30pm The Farley Room, Harbury Village Hall

Present

Cllr Lockley (Chairman)	Cllr Mancell	Cllr Summers	Cllr Thompson
Cllr Ekins	Cllr Knowles	Cllr Thornley	Cllr Allen
Cllr Hancock	Cllr Lewis		

Absent: No one

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann

Mrs Linda Ridgley, Harbury News
Members of the public: 8

14/123 Apologies: District Cllr Kettle

14/124 Declarations of Interest: None

14/125 Dispensations: None

14/126 Public Participation

Springfield Farm Planning Application

The applicant's agent was in attendance and willing to answer any questions councillors may have. It was noted that the site is outside the village envelope. The agent explained that this was disregarded because it would be an agricultural dwelling.

The point was made that currently there is no egg producing business to justify an agricultural dwelling. However, the intention is that the business, which formerly operated on this site many years ago, should be recommenced. A previous application for a dwelling in 2003 was refused because under planning policy at that time, it was necessary to provide 3 years trading accounts which the applicant was unable to do. This policy no longer applies.

Questions were raised about the used furniture business which apparently operates from this site. The owner of this business (not the applicant) explained that he only uses the site for storage and at the same time it enables him to keep watch on the place. He only visits a couple of times a week. If there was someone living on site, the furniture storage would re-locate to a different site.

Other concerns included access to the site, economic sustainability and environmental issues surrounding smell and removal of chicken litter, carcasses etc.

The agent reminded everyone that the application is for an agricultural dwelling only, to enable the applicant to run an egg producing business. The applicant already has permission to run an agricultural business.

The Harbury Society has raised a number of objections. In particular, they have asked for stringent conditions for managing waste from the site and have concerns about drainage.

14/127 Planning

1 14/02054/FUL

Agricultural worker's dwelling- two bedroom dormer bungalow

Springfield Farm, Middle Road

A full discussion took place, taking into account the points raised during the public forum. It was **RESOLVED** to object to the application on the following grounds:

1. This is an important edge to the village which should be protected in accordance with Harbury Parish Plan and Harbury Village Design Statement. During recent research for the preparation of the neighbourhood plan, it has become clear that local residents remain fundamentally opposed to any development along this edge.
2. This is not sustainable development as there is currently no business on site which requires an agricultural dwelling and no guarantee that a business would become established. The impact of such a development in the open countryside therefore outweighs the benefit.
3. There are serious concerns about the safety of the access to the site which is on the brow of a hill.
4. If planning permission is granted it should include a planning condition that the dwelling must only be occupied by an agricultural worker employed in an on- site agricultural business

2 14/02319/FUL

Rear two storey extension

18 Binswood End

It was **RESOLVED** to make no representation.

3 14/02412/FUL

Proposed extension to garage and first floor extension over garage

South Pines, 3 Queens Close

It was **RESOLVED** to make no representation.

- 4 Appendix A – the list of planning applications and decisions was noted.

14/128 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be held on Thursday, 25 September 2014 at 7.30pm in Harbury Village Hall

The meeting closed at 8.10pm.

Signed.....

Chairman

Date.....

APPENDIX A

Planning Applications – Decisions to be noted 15 September 2014

Parish Council Responses (made since last parish council meeting using officer's delegated powers)

- 1 14/02105/FUL
Single and two storey extension to frontage of property to provide enlarged garage, utility, porch, snug/study and first floor en-suite.
11 Neales Close
No representation
- 2 14/01462/FUL
Change of use of part of site from agricultural land to form part of the curtilage of a dwelling house (Use Class C3), erection of detached loggia, swimming pool, potting shed, greenhouse, menage, and walled vegetable garden, with new landscaping
Leycester House Farm, Chesterton Road
No representation
- 3 14/01887/OUT
Outline planning application for the demolition of existing garages and the erection of 2 no. two bedroom dwelling houses (all matters reserved).
26 Frances Road
No representation
- 4 14/02040/VARY
Variation of condition no. 16 attached to planning approval reference to 12/00840/FUL to enable the permanent retention of the wintering shed located to the east of unit 1 and its use for either the storage of inert agricultural materials or the conversion to a holiday-let dwelling as approved under reference 05/03373/FUL.
Harbury Fields Farm, Middle Road
No representation
- 5 14/01734/ADV
6 x non-illuminated fascia signs
Banana Moon, The Bull Ring
No representation
- 6 14/01713/LBC
External walls re-pointing
Wissett Lodge, Church Street
No representation

SDC Decisions

- 1 14/01734/ADV
6 x non-illuminated fascia signs
Banana Moon, The Bull Ring
CONSENT GRANTED WITH CONDITIONS
- 2 14/01887/OUT
Outline planning application for the demolition of existing garages and the erection of 2 no. two bedroom dwelling houses (all matters reserved).
26 Frances Road
OUTLINE PERMISSION GRANTED
- 3 14/01701/FUL
First floor rear extension and dormer windows to front and rear elevations
4 Pineham Avenue

- 4 PERMISSION WITH CONDITIONS
14/01902/FUL
Single storey side and rear extension
44 Farley Avenue
PERMISSION WITH CONDITIONS
- 5 14/01682/FUL
Bay extension to front of dwelling
17 Manor Road
PERMISSION WITH CONDITIONS
- 6 14/01357/FUL
Erection of two storey extension with single storey conservatory to rear of dwelling following demolition of existing conservatory, erection of single storey porch to side, and formation of canopy and bay window to front.
31 Manor Road
PERMISSION WITH CONDITIONS
- 7 14/01614/FUL
Demolition of existing dwelling house and construction of replacement dwelling
High Top, Beggars Lane
PERMISSION WITH CONDITIONS
- 8 14/01559/FUL
Change of use of agricultural land to residential and proposed erection of one new dwelling
The Spinney, Hall Lane
PERMISSION WITH CONDITIONS
- 9 14/00882/FUL
Change of use of land for the manufacture of fencing and timber sheds and construction of a timber lean-to building (part retrospective)
Land fronting Station Road, Deppers Bridge
PERMISSION WITH CONDITIONS
- 10 14/01457/VARY
Variation of condition 11 of planning permission 12/00049/FUL to allow for the addition of plant room with balcony over to south of garage, amendment to height and fenestration of orangery, amendment of roof light positions over garage and alterations to fenestration of north, south and east of garage building to facilitate internal alterations of layout.
Leycester House Barn, Chesterton Road
PERMISSION WITH CONDITIONS
- 11 14/00567/FUL
Enlarging the existing vehicle turning area. Installation of new security entrance gate. Laying of new tarmacadam surface and positioning of 1 no. shipping container. Container to store copper cable.
Telephone Exchange, Mill Street
REFUSAL
- 12 14/01462/FUL
Change of use of part of site from agricultural land to form part of the curtilage of a dwelling house (Use Class C3), erection of detached loggia, swimming pool, potting shed, greenhouse, menage, and walled vegetable garden, with new landscaping
Leycester House Farm, Chesterton Road
PERMISSION WITH CONDITIONS

Appeals

- 1 Appeal ref: APP/J3720/A/14/2217844
Proposed solar farm on land at Deppers Bridge
This appeal will be dealt with by way of written representations. In progress.

- 2 Appeal ref: APP/J3720/A/13/2193579/NWF
Proposed wind farm on land between Knightcote and Bishop's Itchington
Local Inquiry took place in September 2013.
This appeal has been recovered by the Secretary of State who will now make the decision in place of the Planning Inspector. Decision expected in August 2014 has been further delayed.
- 3 Appeal ref: APP/J3720/E/14/2215154
Stapenhall Farm, Deppers Bridge
Proposed linking of construction housing an indoor swimming pool to dwelling
This appeal will be dealt with by way of written representations. In progress.
- 4 Appeal ref: APP/J3720/A/14/2224287
Land adjacent car park at Old New Inn
Construction of two semi-detached cottages and conversion of existing public house to A2 Use (Permitted Change).
This appeal will be dealt with by way of written representations. Comments to be received by Planning Inspectorate before 8 October 2014.