

RAVENSTHORPE PARISH COUNCIL

**MINUTES OF EXTRAORDINARY MEETING HELD REMOTELY BY VIDEO
CONFERENCE**

Wednesday, 12 August 2020 at 8.00 pm

1 OPENING PROCEDURES

- 1.1 **Present:** Cllr D Herbert (Chairman), Cllr R Marsh, Cllr M Worthington, Cllr P Hawkins, Cllr J Matts, Cllr J Hewison and Mrs C James (Clerk)
- 1.2 **Apologies:** Apologies were received and accepted from Cllr J Jones, Cllr E Connor.
- 1.3 **Declarations of Interest:**
Personal: None
Personal and Prejudicial: None

2 MINUTES

- 2.1 The Minutes of the ordinary meeting of the Parish Council held on 15 July 2020 were approved and signed by the Chairman (to be scanned to Clerk).

3 PUBLIC TIME

There were no members of the public requesting access to join the meeting.

4. MATTERS ARISING

Update on Site meeting with Ian Boyes of Highways regarding traffic calming solutions

The Chairman stated that he and Cllr Matts had had a productive recent site meeting with Mr Boyes to discuss with him and show him the various issues. Mr Boyes agreed to put forward the Council's request to reduce the speed limit within both Ravensthorpe and Coton to 20mph but stated that this would be determined at a later date by the Speed Limit Review Panel and not by Highways. Mr Boyes agreed that he would speak to his engineering team to see whether it would be possible to install a low hump in the middle of the road at the junction of High Street with Guilsborough Road to differentiate the lanes and to slow traffic (hopefully be paid for from the Highway's safety budget). It was also agreed that reflective warning posts would also be erected either side of the gateway to the Greenacres where the wall had recently been removed and that the junction sign would be moved nearer to the roadway so that it could be clearly seen.



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5 PLANNING

5.1 Planning Applications

DA/2018/0549 (Amended) – Lingles Farm, West Haddon Road, Ravensthorpe

Demolition of existing commercial buildings. Construction of 13 dwellings, associated access and landscaping works.

The Council considered the above revised application and objected on the following grounds:

- a) The proposed site is outside the existing confines of the village and development would be contrary to policy HS22 of the DDC Local Plan and policy R1 of the West Northamptonshire Joint Core Strategy (WNJCS). The stated intention in the emerging Local Plan is to avoid building in rural areas except in exceptional circumstances of specific local need. Exceptional local need has not been demonstrated by the recent Housing Need Survey.*
- b) Recent applications for residential development outside the existing confines of the village have been refused and approval of this application would be inconsistent with previous decisions. E.g. DA/2015/0117*
- c) The proposed site is not registered as 'Brownfield Land' and was until recently in commercial use which provided employment opportunities within the village. It is considered that these would be of greater value to the community than any benefit the proposed development might offer. (The temporary planning permission for the use of this site for commercial activities has expired and so it has defaulted back to being a farmyard.)*
- d) The scale, density and urban nature of the proposed development is inappropriate for a small rural village. The density of the proposed development is greater than any other recent development within the village which have consisted of single infill properties, and in one case, two properties on a plot*
- e) The proposed plans provide inadequate off-road parking for the anticipated number of vehicles using the properties. Compliance with Northamptonshire Parking Standards would require an additional eight spaces for visitor parking. None of the planned parking spaces conforms with recommendations for disabled parking space. The tight access would not allow any further on-street parking without obstruction to service and emergency vehicles. (The lack of local services and road conditions mean that vehicular transport is required for all activities.)*
- f) The proposed number of properties will generate substantially more traffic to and from the site than the current use and the narrow exit onto West Haddon Road has inadequate visibility splays.*
- g) Although there is some support for further affordable housing within the village, as demonstrated by the recent Housing Needs Survey, it is questionable whether this is sustainable in view of the lack of public transport serving Ravensthorpe. Contrary to assertions in the developer's documents, local road topography makes alternatives to motor vehicle use impractical with steep hills and lack of footpaths or cycle tracks on all routes around Ravensthorpe. The addition of more 'retirement properties' in the revised plan exacerbates this issue.*



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h) We consider the design and layout to be inappropriate for its rural location and to be of poor quality compared to other recent developments around Northampton. The uniform nature of the building designs and materials makes little attempt to follow the recommendations of the Ravensthorpe Village Design Statement.

i) The nature of the site with only a single limited route of access will isolate it from the remainder of the village. Whilst the lack of local services will require car use away from the village by residents to access all services and will provide little encouragement for integration into the existing community (indeed the developer notes "an 'inward looking' development, it will create a small community of its own").

k) Ravensthorpe has no bus service and no longer has a Post Office and shop. It's children are bussed to the over-subscribed schools in Guilsborough, or taken via private transport to other schools. (The proposal erroneously states West Haddon as the local school, where large-scale development has meant that its school is also over-subscribed.) It is classified as an 'Other Village' in the submitted Daventry Settlement and Countryside Local Plan (Part 2) 2011-29 which recommends in para. 5.2.25 that in Other Villages 'development should be limited to being small scale within the confines and only outside the confines where it would clearly meet an identified local need'. The proposed development is outside the village confines and would be the largest in Ravensthorpe for more than 30 years increasing the number of houses in the village by more than 5%.

l) The housing requirements within rural areas of Daventry District have already been exceeded and both West Northamptonshire Joint Core Strategy 2014 (WHJCS) and Daventry Settlement & Countryside Local Plan discourage large scale developments such as this in rural areas. Within the housing requirements the provision of affordable housing has also been exceeded, demonstrating no exceptional need for more affordable housing.

m) The need for additional housing within Ravensthorpe has not been confirmed by the recent Housing Needs Survey. It draws no conclusions and only indicates a desire to live in the village by those with insufficient income to support that. The turn-over of retirement bungalows has been steady in recent years with some remaining on the market for many months. However, it is true that the number of bungalows in the village is decreasing as developers buy some up to convert into large houses.

n) The proposed layout of the site with only a single access road and no separate pedestrian access would tend to isolate it from the remainder of the village and thus conflicts with Settlement Guidance S6 of the Ravensthorpe Village Design Statement 2016 (RVDS)

o) The proposals include a number of parking bays and hard surfacing in front of buildings contrary to Guideline B5 in the RVDS

p) The narrow access road and limited off-road parking provision for visitors is considered unsatisfactory

q) Although the proposed site is currently unused it could potentially provide additional employment opportunities with the village which would be of greater value to the community than additional housing. The proposed development is not expected to provide any benefit to the existing community.



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5.2 **Planning Decisions**

None

6 **FINANCE**

6.1 **Payments**

The following invoices/items were approved by the Council for payment.

Payee	Invoice Number	Amount £	Payment method
Mrs C James– Clerk's August salary		307.29	Online
Mrs C James - Clerk's Administration Expenses		18.00	Online
SSE Swalec – Street Light Electricity (July 20)		259.37	Direct Debit
Stephen Hartwell – Village and Pocket Park Mowing (1 cut)	925	534.00	Online

6.2 **Income Received**

VAT Refund of £2,227.56

7 **CORRESPONDENCE (for information only)**

- NCALC update July/August edition – circulated by email.

8 **ITEMS FOR NEXT MEETING'S AGENDA (16 September 2020 at 8.00 am)**

- Additional Council policies
- Update on dead tree branch overhanging Guilsborough Road

Meeting closed at 8.50 pm



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