

# Minutes of the Extraordinary Meeting of Hanslope Parish Council held on Monday 27th July 2020 at 7.00pm - remotely.

(in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Crime Panel Meetings) (England and Wales) Regulations 2020).

## **Present:**

Parish Councillors: -

M Palmer (Chair)

J Cass

R Simpkins

D Courtman

S Proctor

E Price

Clerk: G Merry

0 Member of the Public

## **20.079 Apologies**

Apologies were received and accepted from Cllr Gregory

## **20.080 Declarations of Interest:**

There were no declarations

## **20.081 Public Time:**

No items

## **20.082 Planning**

- i. **20/01282/FUL – ‘The Globe’ site:** Cllr Cass reported that herself and Cllr Price had read the paperwork associated with this application and that it is an ‘Entry Level Exception Site’. For this, the homes must be ‘affordable’ and for local people. Although this means borough-wide and not necessarily for this parish. As such this type of application is not reliant on any shortfall being demonstrated, of reliance on a 5-year land supply but instead, focuses on the mix of shared ownership, affordable rented and social rents. The Hanslope Neighbourhood Plan also cannot apply in this instance. Cllrs Cass and Price recommended the council objects, on the following grounds: -
  - Access: The development is too big for this site, and it exceeds the 5% detailed in para 71 Of the NPPF.
  - Local accessibility to the affordable housing: There is no priority for those within the parish or with parish connections but focuses on the needs of the borough. Young families from elsewhere in the borough will be separated from their families and support networks.
  - Transports Links: The location of the pre-school is too far to walk and there is no bus. Bus services to the wider area have been greatly reduced in recent years, with no plans for any future increase in provision. Cllr Price had attended the Parishes Forum and all indications were that public transport was set to be cut further in the borough.
  - Density: No housing survey has been carried out and the quantity of dwellings is too many for this location.
  - Deliverability: The applicant has a track record within this village, of not delivering on applications. There is also the risk of the site being sold on once permission is granted.
  - Biodiversity: A 74% loss in biodiversity is indicated, with mitigating measures unlikely to be implemented for or around Hanslope.
  - Heritage: Although the Globe is not formally registered as a heritage asset, it is considered as such by local people. To-date there had been 10 comments on the website – all objecting.

There followed debate as to the meaning and application of 'Social Housing'. Cllr Proctor pointed out that the application does not have to relate to local housing need as it is brought about under the needs laid down in the NPPF. Cllr Simpkins stated that an element of local priority would be preferred and the criteria for allocation was discussed. Affordable provision had been included in the 2 recent large developments underway in the village. There was also no S106 money afforded by this application and therefore no benefit to this village. After further debate, Cllr Palmer asked for the vote:

**MOTION:** To agree that the council's response will be an OBJECTION to 20/01282/FUL – 'The Globe' site, on the grounds outlined above, PROPOSED by Cllr Palmer SECONDED by Cllr Courtman and AGREED.

It was agreed Cllr Cass would compose the letter of objection and advise the clerk.

**20/01511/FUL - Keswick Road:** Cllr Cass and Price had visited the site and reported that the application involved a loft conversion as well as a rear and side extension. Neither house on either side, nor in the area have this and it would make this one house out of character with the rest of the road. It was discussed and agreed that the parish council has no objection to the extension plans but will write and state its objection to the loft conversion.

**MOTION:** To agree the council's response as above to 20/01511/FUL - Keswick Road PROPOSED by Cllr Cass SECONDED by Cllr Price and AGREED.

- ii. **Decision-Making on Applications Received Before September Meeting:** It was discussed and agreed that for smaller applications, the Planning Sub-Group will assess applications and make recommendations to the rest of council via email. The clerk will then submit any comments to the LPA once agreement is reached.

**20.083: Date of Next Meeting:** September 14<sup>th</sup> 2020 at 7pm