

AYNHO PARISH COUNCIL

Minutes of the Council Meeting held on Monday 16th December 2013 at 7.30 pm in the Village Hall

Present: Chair – Stephen Brook

Councillors – Mann, Belcher, Burge, Leighton, Shuckburgh, James, Anderson and Hoddinott

In Attendance: Sadie Patamia (Clerk), Cllr John Townsend (District Councillor) and 4 members of the public.

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of interest

Cllr James declared an interest in the planning application as he lives immediately adjacent to the proposed site.

Cllr Belcher declared an interest as his family own land adjacent to the proposed site.

They both signed the declaration of interest book accordingly.

The Chair began the meeting by outlining the application as per Cllr Burge's report (see attached).

Cllr Burge ran through the plans. She stated that it was an 'enabling' agreement which would generate income of about £9 million against an expenditure of approximately £7.5 million, leaving approximately £1 million to restore the rest of the site.

The Chair suspended standing orders to question the applicant and architect who were present at the meeting.

3. Public participation (to last no more than 20 minutes)

Cllr Anderson enquired as to the order of events. The architect stated that SNC had requested a draft Section 106. He stated that they were keen to get tree clearance carried out before bird nesting season and that the repairs to the boundary wall were carried out initially.

The architect stated that the heritage centre had been moved slightly since the original plans were viewed. He said that there was a possibility it could be moved again if the Local Authority saw fit.

The Chair stated as there would be 5 households potentially affected by the heritage centre and that it seemed that none of them should be more affected by it than another. The architect stated that they had been guided by the conservation officers as to the position of the heritage centre.

Cllr Burge asked about deliveries and parking at the heritage centre. The architect stated parking had been allowed at the centre and that the largest delivery vehicle would be likely to be about the size of a Luton van.

The Chair enquired as to the classification of the building. It is 'souigenerous' which means it has a very specific definition. This means it cannot be put on the market for different use.

Cllr Anderson asked about the new entrance to the site. There will be a gap in the wall and a wooden vehicle and separate pedestrian gate.

Cllr James asked if any road modifications were to be made. This had not been deemed necessary.

Cllr Leighton asked if members of the public would be visiting the heritage centre. It was responded that this would be only by appointment and that the centre was more for storage than a workshop as previous.

Cllr James enquired if there will be any sound proofing in the building. The architect stated there was nothing specific but he was confident there would be no noise breakout.

Cllr Mann enquired about the location of the heritage centre. The architect reiterated that they were not adverse to it being moved.

Cllr Anderson asked whether the heritage centre would be built before or after the houses. This has not yet been decided.

Cllr Hoddinott asked about the modern nature of the housing. The architect stated that they are very happy with the modern nature of the housing as is the Local Authority. The buildings are not in the conservation area, they are not visible from anywhere outside the site and they will not impact on the way the village looks.

Cllr Hoddinott asked if any thought was given to smaller, cheaper houses. It was but that would not constitute a restoration it would be a housing estate.

The Chair asked about the gap between the wall and the roadside. Would Aynhoe Park be responsible for maintaining the verge? This is a possibility.

One of the villagers present asked if controls would be requested by the Parish Council? The Chair stated this was very likely.

The villager stated he had concerns (that were not to do with this application) about the turn down to Croughton. He asked if it would be pertinent for the PC to request the junction was redesigned along with the application. He feels this would be of greater benefit to the village than access to the parkland. The architect stated this had been looked at previously but the costs were very high. He stated however that some elements could be looked at such as extending the 30mph zone so that traffic was already slower when it got to the junction.

The other member of the public present asked at what point there was a guarantee that the restoration of the wall etc was carried out? The architect stated that this would be done first. The upfront restoration of the walls would be an essential criteria.

Cllr Leighton asked what the timescale was from start to finish. The applicant hoped that it would be 18 months. He also asked about construction traffic going through the village. The architect stated that this would be looked at and criteria laid out.

Cllr Hoddinott asked if there would be any opportunity for extra parking to be made available to the village at large. The applicant stated that he was not aware of any at this point. The Chair stated that this was a separate issue to this application.

Cllr James stated that he felt the houses were a good use of the site. His main concern however, is that the heritage centre is directly on his boundary. He feels the centre should be equidistance from all 5 properties. He also feels the conditions that were established on the previous application should continue. He encouraged the PC to be fair to ALL parties involved.

Cllr Townsend stated that it was important to remember it was an exceptional application in that it is being made to enable a restoration project to take place.

The Chair restored standing orders.

Cllrs Belcher and James left the meeting at this stage.

4. Planning –

S/2013/1570/MAF, Three new dwellings, new heritage workshop and associated parking, new gated access and landscape works, Aynhoe Park House, Aynhoe Park, Aynho

It was generally agreed that in principle development on the site was a good idea.

Cllr Leighton felt the siting of the heritage centre did seem unusual and that it would be better elsewhere on the site. He also has concerns re. the traffic. The Chair stated that vehicle movements can be restricted by SNC.

There were concerns about the impact of additional traffic through the village.

Cllr Mann stated he had concerns re. drainage.

It was generally felt that the heritage centre should be moved so as to impact all the houses equally.

After hearing Cllr Burge's report (attached) it was agreed that the application would be supported subject to a number of conditions. (see attached response).

5. AOB

Cllr Hoddinott stated that The Glebe needed some further tidying up.

He suggested that some gravel chips were put down in the area with grass seed underneath. This will cost approximately £420.

This was agreed.

The meeting ended at 21.07pm.