

AYNHO PARISH COUNCIL

Minutes of the Extraordinary Council Meeting held on Monday 9th January 2017 at 7.30 pm in the Village Hall

Present: Chair – Stephen Brook
Councillors – Leighton, Dean, Maddocks –Born, Reynolds, Anderson, and Burge

In Attendance: Sadie Patamia (Clerk)

1. Apologies for Absence

Apologies were accepted from Cllrs James and Mann and the RFO.

2. Declarations of interest

Cllr Anderson stated he was on the list of consultees of the Wensden Buildings application and as such signed the declaration of interest book.

3. Finance

It was proposed by Cllr Anderson, seconded by Cllr Dean and therefore agreed that the cheques listed on the attached report (RW/01/17) should be formally approved.

4. Planning –

S/2016/3074/FUL, Wooden garden room/workshop (retrospective),
1 Skittle Alley Aynho OX17 3AJ

After hearing Cllr Burge's report it was agreed that the following response would be sent APC have no objections to this application but would like to ensure that a condition is imposed that no residential use of the building is allowed and that it is kept ancillary to the main dwelling and not sublet or sold separately.

S/2016/3167/FUL, Extension to existing building to create new B1/B8 unit and associated parking, Unit 6 Wensden Buildings Charlton Road Aynho OX17 3AL

After hearing Cllr Burge's report it was agreed that the following response would be sent - APC object to this application as we are concerned that the site is becoming slowly more industrialised with a number of planning applications being submitted for various projects within the site over the last few years. This site was originally just a couple of small farmers barns which has been expanded slowly over the last few years with 'piece meal' planning applications.

We are concerned that this small industrial site, which is in open countryside and immediately on the edge of a small conservation village, overlooked by a number of residential properties, is starting to damage the visual and environmental amenity of the village. The increased industrialisation of the site has increased traffic and noise in the area, with vehicle movements to Wensden Building already regularly failing to comply with existing planning conditions, i.e. vehicles (in particular large articulated lorries) coming and in out of the site at weekends and evenings, outside agreed operating hours.

APC would also note that the statement provided by the applicant that the site is within 1km of the main A41 trunk road is not correct. The A41 does not exist in this area. We assume the reference is to the B4100 which is not a trunk road, but the main "B" road within the village. The site is located such that

vehicles approaching from the west or south must pass through the narrow village streets which has limited amenities and road access. As such C Class roads are used to access the site. This is also an increasing concern as the site is opposite the village playing field where children play and need to cross the road to access the playing fields. We notice that Highways have already stated that they have no comments - but did they understand this site is accessed form a C Class Road or the amount of activity on the site already?

APC are also concerned that the mature trees and dense vegetation around the site, particularly to the south and eastern boundaries which helped to screen the site have been cut back significantly, the site is now more exposed to the residential properties, causing more significant harm with the blue colour of the latest building which does not blend into the local landscape. On the last application we were consulted and stated that we would prefer the colour to be green. However we accept the decision that blue matched the front of the other buildings on the site has been made but given the site backs on to open countryside and screening has been reduced, we would ask for either a conifer screen of trees to be introduced on the southern and western site boundaries and/or the back of the existing and proposed building to be green.

APC would request a full landscape scheme is submitted as part of the application confirming the site boundaries that are within the industrial zone and ensuring the area of existing woodland behind the proposed building should remain in agricultural use, no trees, hedges or planting should be cut back or removed, to protect the buffer zone between the proposed B1/B3 use and the existing residential properties along Charlton Road and Portway and the adjoining open countryside.

The proposed extension to this building will only increase the visual harm, noise issues and increased heavy vehicle traffic in this small village.

Additional restrictions should be imposed on all users of the site that the bridal path, external to the site, should not be used for parking or in conjunction with the business activities on the site - other than for access to the Chalton Road.

APC do not endorse the inclusion of the site as an employment site within the West Northamptonshire Joint Core Strategy Plan as suggested by the applicant, as the site has limited area for further development and APC are concerned that SNC does not allow the slow creep that appears to be developing on the site. The site boundaries need to be defined and APC would oppose any extension of the existing site or further development within the site in areas that currently act as a much needed natural vegetation buffer and screen the site.

APC would like to see a long term strategy for the site developed that is more in keeping with a restricted development site that is more sympathetic to its rural location and neighbours on the edge of a conservation village.

The meeting was closed at 20.02