

# **COGENHOE & WHISTON PARISH COUNCIL**

Clerk: Deborah Rush  
(01933) 663918

Email; [clerk@cogenhoeandwhiston-pc.gov.uk](mailto:clerk@cogenhoeandwhiston-pc.gov.uk)

[www.cogenhoeandwhiston-pc.gov.uk](http://www.cogenhoeandwhiston-pc.gov.uk)

**Minutes of the Full Council Meeting of Cogenhoe & Whiston Parish Council held on Wednesday 17<sup>th</sup> August 2022 at 6.45 pm Cogenhoe & Whiston Village Hall, York Avenue, Cogenhoe, Northants, NN7 1NB.**

## **173.22 Open forum**

2 members of the public attended the meeting to raise their concerns about the planning application (177.22.1 below). They raised concerns about-

- The precedence this sets for building outside of the village confines.
- Land has not been built on for 100 years
- Effect on the existing flooding issues building on this plot will have (whilst the proposed new houses are being built at a higher level this will mean that flood waters are pushed towards the properties on either side).
- Loss of privacy & light to neighbouring properties.
- Highways safety issues, existing safety concerns will be exacerbated by more entrances onto the road & further on-street parking.
- Effect on wildlife of building on the plot
- Why do we need more self-build plots in the village when there is an existing application for 5 on the old garage site?

## **174.22 To receive and accept apologies for absence.**

### **Apologies for absence were received and accepted from**

Cllr Biggs, Cllr Goddard, Cllr Holland, Cllr Packer & Cllr Scott.

**Present:** Cllr Bailey (Chairman), Cllr Cunnington, Cllr Darby(arrived 7pm), Cllr Wootton & the Clerk.

Cllr Brown & Cllr Grubb did not attend.

175.22 To **receive** any declarations of disclosable pecuniary or non-statutory disclosable interests from Councillors for items on the agenda.

(Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting during the transaction of that item of business.)

To receive requests for dispensation – requests for dispensation must be made to the Proper Officer in writing.

None

176.22 To **sign the minutes** of the meeting held on **4<sup>th</sup> July 2022**.

The **minutes** of the meeting held on **4<sup>th</sup> July 2022** were **signed**.

## 177.22 **Development & Planning**

### 177.22.1 **Applications Received**

WNS/2022/1525/FUL

Land North Of Whiston Road, Cogenhoe, Northamptonshire

Hybrid planning application: Outline planning permission sought for up to two self-custom build dwellings, with access for consideration. Full planning permission sought for restoration works to existing brick lean-to structure.

<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1525/FUL>

It was **proposed** and **resolved** that Cogenhoe & Whiston Parish Council make the following **objection** to this application-

Whilst in principle Cogenhoe & Whiston Parish Council does not object to self-build plots (although we have 5 being proposed under another application & do not think there is sufficient demand for further such plots) we do not feel that this site is the right one for such development and therefore **OBJECTS** based on the following material considerations-

#### Planning Policies

This application is contrary to policy SS1, Settlement Hierarchy as it is outside of the settlement confines boundaries, it is also contrary to policy LH1 as it does not meet any of the exception criteria (including Policy LH5). It is contrary to Policy LH5 as it has not been determined that the applicant will be ‘actively involved in the building of the house’ or that they will ‘build a house to occupy as their sole or main residence’.

#### Previous decisions

Pre-application report P/2018/0095/PRM concluded that ‘development on this site would be perceived as an ‘intrusion into open countryside and that it would set a precedent for further development for infill housing which the Parish Council would not want to see, furthermore S/2020/1193/OUT was refused on similar grounds (and at appeal).

### Loss of privacy

The proposed development would cause a loss of privacy/overlooking & a loss of light/overshadowing for the residents of Manchester House & 2 Whiston Road. The design which incorporates raising the buildings because of the flood risk will directly look into the sun-room of no 2 Whiston Road.

### Highway Issues

This is a difficult stretch of road as whilst it is within the 30mph speed limit, both Highways and the Safer Roads Team have confirmed that it doesn't 'feel' like a 30mph speed limit area, as a consequence there is a constant speeding problem in this area which the Parish Council have added repeater signs to try to alleviate. The previous application P/2018/0096/PRM also concluded that 'vehicles leaving this site could create a potential source of highway danger having regard to the sub-standard visibility there from'. There was a near fatal accident outside this plot only 2 weeks ago due to poor visibility around a parked car.

### Physical Infrastructure

This area has a history of flooding issues (serious flooding incident Dec 2012) and has been subject to recommendations from the Northamptonshire Small Pathfinder project. Whilst the application suggests raising the proposed new dwellings this will have an adverse effect on the neighbouring properties should future flooding occur as it reduces the current containment area for flood water. Furthermore, adjoining properties have already had subsidence problems (requiring extensive underpinning) which suggests that the land is not stable.

### Trees

Many mature trees / species have already been lost through the clearing of the plot, further may be lost by the building of these houses.

### Nature Conservation

This area is well known for its bats, barn owls and tawny owls and borders a SPA. The bats have already been disturbed by the recent clearing of the plot driving them into the chimneys of neighbouring properties.

Furthermore, the Parish Council is concerned that this 'hybrid' application contains 2 very different proposals, if the full planning application for restoration of the existing lean-to structure is granted (built before planning permission was required) and before current planning policy was in place, it sets a precedence for having a permanent structure on the site, this would therefore contravene current planning policy.

### 178.22 Youth Group

-to receive results of questionnaire and agree whether to proceed with new group

Suggestion from results gathered;

Wednesday fortnightly, 3.45-5pm years 1 - 4

6.-7.30pm for years 5 & 6

Would also require 2 x volunteers to help.

The Clerk provided an update on the results of the questionnaire, it was **agreed** that further enquiries be made with regards to a Youth worker to run the group initially on a term's trial basis.

179.22 **Information for the Chairman** (no legal decision can be made on this information)

Cllr Wootton raised the subject of the beech hedge on Station Rd which has already been reported (11.7.22 3667435) Clerk to chase. **Action Clerk**

180.22 **Meeting Closed & date of Next Meeting**

There being no further business the **meeting closed** at 7.30pm.

**Date of next meeting**

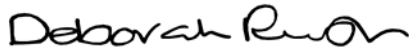
Monday 5<sup>th</sup> September (7pm Emergency Plan working party)

7.30pm Full council

Monday 26<sup>th</sup> September Pocket Park Committee meeting, 7.30pm

Monday 3<sup>rd</sup> October Full Council

Wednesday 26<sup>th</sup> October Village Hall Committee



Deborah Rush

Parish Clerk 18.8.22