

EXTRAORDINARY SCALDWELL PARISH COUNCIL MEETING MINUTES

Thursday 18th June, 2020. 7 pm

This meeting took place remotely using ZOOM

Chairman: Mr Eugene O’Leary

Parish Clerk: Hayley Cawthorne; **Address:** Rose Cottage, Station Road, North Kilworth, Lutterworth, LE17 6ER
Email: scaldwellpc@gmail.com **Website:** <http://www.scaldwellvillage.org/council/>

Councillors present: Cllr E O’Leary (Chairman)
 Cllr D Cross (Vice Chairman)
 Cllr M Vinton
 Cllr D Masterson Jones
 Cllr S Thorne
 Cllr P Long

Clerk to the Parish Council: Hayley Cawthorne
 District Councillor Kevin Parker

Scaldwell Residents 6 parishioners, Representative from Old Parish Council

20/063	Explanation given of how the virtual meeting would proceed
20/064	Public address Each of the residents in attendance were invited to explain their concerns towards the planning applications being discussed at the meeting, and their various points were listened to by the parish councillors.
20/065	Apologies received from District Councillor Jonathan Harris
20/066	To receive any dispensations or declarations of interest under the Council’s Code of Conduct related to business items on the agenda None
20/067	Planning i. To consider planning consultation papers and applications and make decisions on comments and actions: Application No: DA/2019/0144 (Amended) Location: Land to the West of Mercedes Avenue, Brixworth, Northamptonshire Description: Outline application with main point of access included for development to provide commercial floorspace for Class B1b, B1c, B2 and B8 employment uses (resubmission) RESOLUTION for the Parish Council to strongly object to planning application DA/2019/0144 (amended) as follows: : <i>Following the re-submission of the above application, Scaldwell Parish Council wish to reinforce and re-state the objections forwarded when the application was previously submitted in 2018.</i> <i>We have reviewed the revised and updated application and would state our objections below:</i> 1. <i>The proposal is contrary to Local Plan Policy RA1.</i> 2. <i>The proposal is contrary to the Brixworth Neighbourhood Plan.</i>

3. *The proposal is contrary to the West Northants Core Strategy.*
4. *The proposal is contrary to Core Strategy Policy R2 and the countryside protection policies of the NPPF.*

The policies and strategies detailed above are, amongst other things, intended to guard against unnecessary development and protect the rural countryside. Limited exceptions are permitted where a need is clearly identified, in this case no such need has been properly identified.

The development would have a significant detrimental effect upon the visual amenity of the open countryside and rural setting of the villages of Brixworth and Scaldwell and would result in a significant increase in traffic volumes on the A508 and within surrounding villages. Scaldwell already has a problem with increased traffic flow due to being used as a 'rat run' between Kettering and Brixworth/Northampton.

The planning policy referenced states that all development shall be within the confines of a village, in this instance the proposed development is clearly outside the confines of Brixworth. An attempt has been made, by the developer, to suggest that the development is necessary as the employment area within Brixworth is at capacity and, without the proposed development, expanding businesses will be forced to relocate outside of the area.

The developer has included supporting statements from a local commercial agent who has referenced support for the development from parties known to them who are situated within Brixworth. The letters provided, however, fail to reference any commitment from any party to the development and in this respect, no tangible need to develop outside the confines of Brixworth has been demonstrated. Industrial developments of a similar nature at Moulton Park and Cransley Park, (both within 9 miles of Brixworth) have a number of vacant and empty units – indeed, not a single unit at Cransley Park has been let since the development was completed in March 2019.

The need for the development as stated is, therefore, flawed and would not serve the organic growth of Brixworth based businesses but would, instead, attract occupants from a wider catchment area with resultant increases in traffic and the ensuing impact upon road safety, local wildlife and the wider environment. There is also great concern of increased light pollution due to the suggested business hours of 6am-9pm

Whilst the applicant has sought to address observations and shortcomings in specific areas which prompted the withdrawal and amendments to the previous application, the fundamental principle remains that the proposed development in this location is unnecessary and unsuitable and there is no justification to deviate from the policy implemented to protect the countryside against a development of this nature.

Application No: DA/2020/0410
 Location: The Old Rectory, High Street, Scaldwell, NN6 9JS
 Description: Works to and removal of trees in a conservation area

RESOLUTION that there are no objections to application DA/2020/0410, as long as the applicant follows any conditions put forwards by Michael Venton

20/068 The meeting closed at 7.50 pm

Signed: Hayley Cawthorne

Clerk to Scaldwell Parish Council

Dated: 19/06/2020