

HANNINGTON PARISH COUNCIL

MINUTES OF A MEETING HELD ON 16 AUGUST 2021

2338. Attendance and Acceptance of Apologies. Approval of Reasons for Absence.

Present: Chair C Middleton, Vice Chairman I Wilson, Councillors D Jackson, J Middleton M Reeves & N Savage.

Apologies: None.

In Attendance: the Clerk, West Northants Councillor M Warren and 1 member of the public (Mrs K Wilson).

2339. Dispensations received and granted.

There were no dispensations received and granted since the last meeting.

2340. Members Declaration of Interest for Items on the Agenda.

There were no Members Declaration of Interest for items on the agenda.

2341. Public Forum - 15 minutes - with a maximum of 5 minutes per question.

Mrs K Wilson raised her objections to the planning application – the last Local Plan indicated that Hannington was classed as a small village with no further development. It was not a tourist destination. She commented that it was not just a holiday park but would become a place where people would live and after a few years once the site became “tired” would then be classified as “brownfield” and then planning sought for residential houses.

2342. Planning Application WNC/2021/0276 – change of use of land for the siting of holiday lodges with landscaping & associated works. Mere Farm Business Complex, Red House Lane, Hannington.

West Northants Councillor M Warren said he had spoken to the Case Officer – Mrs K Daniels who had not yet formed a view on the application – which was smaller than the previous one and contained more information on the ecological biodiversity. He also reminded the meeting that comments could only be made on the application itself.

After a lengthy discussion the Parish Council agrees to OBJECT to this application on the following grounds:

- Planning application DA/2019/0327 was refused on the grounds – site in open countryside/development was not small scale in relation to the village/not an appropriate scale for its location/not well related to local tourist facilities. This subsequently went to appeal, which was dismissed by the Planning Inspectorate on 10 February 2021, which sited the fundamental objection in relation to local biodiversity. Other than a reduction in the size of the development, nothing else has changed therefore the reasons for the refusal and dismissal of the appeal still stand.
- Failure to adequately consult with NCC Highways regarding the impact of increased traffic on the A43 Trunk Road junction (with Red House Lane) – one of the most dangerous in the County. This has been further compounded with the new warehouse on the site for a Courier Company – DA/2019/0102 which has seen an increase in traffic – cars/vans/HGV's - see attached photographs of a lorry blocking Red House Lane at night as the gates to the site were locked (Councillor J Middleton being held up for 10 minutes) and of an HGV waiting in the centre of Red House Lane to turn right onto the A43 with vehicles already in the filter lane to turn into Hannington. There was also a serious incident at the Hannington crossroads, involving life changing injuries on 3 July 2021 which saw the A43 closed for several hours. There is a lack of any traffic assessment both through the village and up to the A43.
- The scale of the development although smaller than the original application is still disproportional to the size of the village.
- Hannington is still located “poorly” in relation to tourism. The village is NOT a tourist area. The site is on a now enlarged industrial site with no amenities to support visitors, yet a similar, albeit much smaller scheme, for Lodges at Pitsford Reservoir with all its surrounding amenities and leisure facilities was unacceptable to the Council. DA/2019/0102 warehouse for Courier Company is now operational and DA/2020/0507 has seen a Pet Crematorium also established on site.
- Health & Safety issues – the site has a Solvent Factory and also has heavy machinery in operation and increased traffic for the Courier Company. There are concerns if there should be a major incident at site as to access etc in case of fire - proposed escape routes.
- There is lack of any details of the tree/shrub removal – the Planning, Design & Access Statement states:

Overall, it is considered that subject to the implementation of the recommendations and enhancements set out within the original PEA report (Ref: 15-3394) and the subsequent protected species reports (Ref: 15-3698 (GCN), Ref: 15-3702 (Reptile) and Ref: 16-1554 (Bat)), the overall value of the Site in regard to biodiversity may be increased. Recommendations, in this context, are as follows: Retain as many mature trees as possible, with a focus on the most mature and those in the best condition. Any trees that have been identified as having potential to support roosting bats should be retained. If there is no other option apart from removal, they will require further inspection and/or supervision during dismantling. Clearance of any vegetation likely to support nesting birds is to be done outside the breeding season (March-September inclusive) or to be supervised and guided by a Suitably Qualified Ecologist (SQE)

This gives the applicant carte blanche to remove all but a few trees, thereby destroying the habitat of the local wildlife and contrary to enhancing biodiversity.

- There is a lack of consideration/evidence to support that the site can cope with the increase in water supply/sewage/surface/grey water – the application only states: Surface water will be discharged to an existing watercourse, soakaways and pond/lakes with foul sewage being discharged to a package treatment plant.
- The application is looking to have a separate/independent access onto Red House Lane – an application was made – DA/2017/0744 for a new vehicular access – the property being opposite Mere Farm Business Complex – was refused by Daventry DC on the grounds that the proposal would increase the complexity of the traffic environment on this part of Red House Lane, and therefore increase the likelihood of vehicular accidents. This should also apply to this application.

WN Councillor M Warren commented that should the Planning Department “be minded” to put forward the application for approval, he would “call it in” – ie for it to go before the Planning Committee and would consult with fellow Councillor D Cribbin. He also suggested that the Clerk should contact Mr M Venton regarding the tree removal.

WN Councillor M Warren was thanked for his assistance and for attending the meeting.

Villagers are to be encouraged to make their own separate representations to West Northants Council.

2343. Councillors’ comments for consideration at next meeting.

There were no Councillors’ comments for consideration at the next meeting.

2344. Date of next meeting – 6 September 2021.