

**Minutes of the Extra-ordinary Meeting of Harlestone Parish Council on
Tuesday 5th April at **6PM** in the Village Institute**

Present: Cllr Dobbs (Presiding) Cllr Flynn, Cllr Biblie, Cllr Letts, Cllr Hammond, Cllr John Shepard (District Cllr) Cllr Judy Shepard (County Cllr)

Clerk Mr Barry Halliday and Mr Simon Dackombe (Planning Consultant on behalf of the council)

Members of the public in attendance: 25 (*List detailing attendance attached to master minutes*)

AGENDA

Admin matters

138 To receive and approve apologies for absence

Cllr's Stock and Davies (Both out of the UK)

139 Members are requested to make any declarations of personal or prejudicial interests, in line with the 2015 code of conduct, relating to items on this agenda.

No further declarations following the three dispensations issued on the 29th March 2016

140 Parishioners are invited to address the council. Parishioners will be limited to **15 minutes** combined and is strictly limited to 3 minutes per person(s)

The Chairman will invite comments; in line with **the Standing Orders agreed on the 15th July 2010 by the Council.**

The following members of the public addressed the Council:

- Dr Carolyn Kus
- Lesley Allitt
- Ken Waller
- Barry Smith
- Robert McIntyre
- S Holland
- Derek Talbot
- Darren Kus
- Mohan Malhotror

In summary **all residents** who addressed the Council objected to the planning application and offered various options and desire to close Port Road. (Notes taken by Clerk, SD)

Mr Ken Waller gave a brief summary of the paper he completed following the extra ordinary meeting held on the 29th March 2016.

It was during this meeting he indicated he had a number of solutions to present. The Chair invited him to write to the clerk and it is this report he provided an overview of at this meeting. Mr Simon Dackombe recorded matters raised by MOP.

At the request of S Holland, she asked if this report completed by Mr Ken Waller would be published and circulated. For ease the clerk has requested this document together with the minutes to be added onto the website. (*The Council have not edited the KW report in anyway and any comments made are that of the author.*) Please note this report is **NOT** the policy or Decision made by this council but is a report (completed by a resident of Harlestone who is a former Cllr) outlining challenges faced in the aspect of both this application and the wider planning agenda.

All Cllr's and SD have been provided with a full copy of the report and this will be considered by HPC in due course. In addition the formation of the Tri Parish group which include Mr Ken Waller and Mrs Jenny Cross provide such a vehicle to progress some of the points raised, but this will be subject to further discussions with all Cllr's and Tri Group.

The chair having received no further requests from MOP to address the Council closed this agenda item.

Discussion Items:

141 Actions update 1 to 4 from the clerk and to agree the minutes circulated on the 3rd April for the meeting held on the 29th March 2016.

The clerk provided an overview of all actions numbers 1 to 4 and all had been actioned and closure requested. This was noted and granted.

The minutes would be signed at the next meeting later in the evening.

142 Planning Applications:

The Council are also asked to decide on the **formal application as set out as follows:**

Application No: DA/2016/0077

**Description: Construction of 54 dwellings including public
openspace, balancing pond and associated infrastructure.**

Location: Land Off, Whites Lane, Lower Harlestone, Northamptonshire

Noting the **EXACT** agenda item requirement. The Chair having noted the concerns by MOP asked in turn the following to comment:

Mr Simon Dackombe provided a Planning perspective overview on the application, the comments made by MOP and the legal options available. SD also covered the grounds for such an objection(s) and whilst in his view this was a modest application in terms of developments an objection could be raised

Cllr John Shepard provided the Council with some helpful clarity on legal options available post a 'decision' being made and also accepted the view this was a modest planning application compared to other large scale developments. He encouraged the

need to engage with developers and agents if there is a will to do so, and a small private meeting working through the issues can be most helpful. Cllr JS discussed the masterplan difficulties and the progress or not of the document which was a shared responsibility between the three councils. Cllr JS agreed on behalf of the Chairman to ask formally via the DDC Leader the latest position on this piece of work. (This may link into the Strategic Framework document (SFD) which was mooted at the last Tri Parish Meeting.) ACTION 1 Cllr John S to action.

Cllr Judy Shepard provided a helpful overview of the Road build timescales (Orbital Road) as this would be a relevant factor in these deliberations and the meeting held with C Wragg regarding Port Road.

The Chairman SD indicated at the second meeting such a closure of Port Rd had now significant challenges, Cllr JS expressed this was disappointing as the initial view was very accepting but it would appear following the 2nd meeting he was in conjunction with his advisors (Mr David Grindley in particular) he was less enthusiastic to scope this option further.

The Chairman having listened to the views of our planning consultant, District and County Cllr's, now invited each Cllr in turn for a view on the agenda item:

All Cllr's objected to the application and provided a brief overview for doing so.

- Cllr Flynn
- Cllr Bilbie
- Cllr Hammond
- Cllr Letts

Cllr's Davies and Stock had already made their views clear at the Part 1 meeting on the 29th March. The clerk confirmed there is no change to the original position and due to IT difficulties video conferencing was unavailable to link in with Cllr Davies.

In summary this related to the layout, design, lack of a considerate planning approach, urban design/development with no transitional considerations, brash and un-imaginative planning solutions (fence in particular) All submissions made directly to Mr SD and written responses also provided.

The Chair in finalising the representations made by all concerned outlined Duston Parish Council in their submission asked for the matter to be deferred pending further work and infrastructure provisions and provided the Council an update on a discussion he had with the Planning consultants Richard Colson earlier in the day.

The Chair summarised the decision of the Council into three clear decisions and invited Council to endorse each in turn.

Decision 1 Mr SD to be instructed to formally draft the HPC formal response to DDC and for this to be completed by the 11th April 2016, Cllr Stock to review before submission on the 15th April by the Clerk.

Decision 2. This application is NOT supported by DDC and Mr SD to represent the Council together with the Chairman at the full planning meeting in Chambers following the formal written submission outlining in planning terms the reasons for the objections.

Decision 3. The Council to allow the Chairman and Mr SD to continue engaging with the Developers DWH (and agents) and to share the written submission to DCC to the Tri

Parish Group members which include members of the public from each Parish. (*Duston Harpole and Harlestone.*)

There will be no further extraordinary meetings on this agenda item as a decision has been formally reached and any further activity will be dealt with at the relevant Parish Council meeting.

B M Halliday

Barry Halliday
Clerk
HPC
6thApril 2016