

**NORTON PARISH COUNCIL**

**Date:** Tuesday 18<sup>th</sup> August 2015

**Time:** 19.30

**Venue:** Norton Village Hall

**Clerk:** Angela Feltham

<b>EXTRAORDINARY MEETING</b>		
<b>Minute</b>	<b>Agenda Item/Outcome</b>	<b>Action</b>
	<p><b>Record Attendance, Apologies, Absence.</b>  <b>Council Attendance:</b>                      Cllr M Goodman (Chairman)                      Cllr K Russell (Vice Chairman)                      Cllr E Macanndrais                      Cllr S Mason                      Cllr S Goulden  <b>Invitees</b>                      None  <b>Public</b>                      28 members of the public</p>	
15.08.249	<b>Acceptance of Apologies</b> Cllr J Paybody and Cllr C Thomas	
15.08.250	<b>Declaration of Interest on the Agenda</b> None to declare	
15.08.251	<b>Consideration of any requests for dispensation</b> None to declare	
15.08.252	<p><b>Open Section</b>                      Chairman explained the procedure and purpose of the Open Section regarding speaking by invitation with a maximum of 3 minutes per speaker. Any questions for the applicant would be recorded and would be invited to respond after the Councillors had voiced their comments.</p> <p>Mr Neville Hayward spoke for himself and on behalf of residents at No's 23, 27 and 29 Weedon Lane (Mr Hayward residing at 25 Weedon Lane) regarding the planning application on the agenda. The main areas of concern relate to access to the site, volume of traffic and weight restrictions to vehicles and change of use.</p> <p>The parking/turning point in Weedon Lane is close and opposite to the access to The Old Dairy. This could lead to safety issues.</p> <p>The width of Weedon Lane does not adequately accommodate the passing of two cars and if there should be an increase in heavier, wider vehicles these could potentially cause safety issues.</p> <p>An increase volume of traffic travelling along Weedon Lane would also be unacceptable to the residents especially as the majority are elderly. The bungalows facing the access to The Old Dairy are occupied by tenants. Concern was expressed for the loss of value to homes in private ownership and seeking compensation from the applicant for this.</p> <p>The Ecology report made no mention of the migratory birds that nest on the site.</p> <p>If the application is granted, signage must be kept to a minimum.</p> <p>Mr Charles Cooper asked for an explanation on class B1. Chairman provided the full definition for this class of industrial usage.</p> <p>Mr Neville Hayward asked if this would include storage and distribution. Chairman confirmed this activity would be classed as B8.</p> <p>Mr Roger Saunders asked the applicant to explain the perceived benefit to Norton of this</p>	

	<p>conversion and change of use. Mr S also voiced his concerns about the safety of the route children would need to walk to attend the play area (Jacks Patch)</p> <p>Mrs Ann Cooper voiced her concerns over the increase in traffic through the village and any additional movements would create issues in residents accessing their homes.</p> <p>Mr Neville Hayward asked if the applicant would provide a safe parking area for walkers to access the re-located footway FA4.</p> <p>Open Section Closed.</p>	
	<p><b>PLANNING</b></p>	
<p>15.08.253</p>	<p><b>DA/2015/0686</b>  <b>The Old Dairy, Weedon Lane, Norton NN11 4NW</b>                  Change of use of agricultural buildings to B1 use with associated works including parking/turning area and improved access on to Weedon Lane</p> <p>Cllr Goodman (Chairman) commenced by speaking about the potential for increased traffic and Clerk read the results of the Traffic Monitoring Survey form 2013.</p> <p>Chairman invited comments from Councillors.</p> <p>Cllr Macandrais asked if the change of use would create more jobs, would there be one business or many.                  Chairman explained the units would or could be subdivided so the site has the potential to accommodate many small businesses.                  Cllr Macandrais asked if there would be an excess demand for water on the site.                  Chairman explained it would not become evident until tenants were trading from the site. The same would apply for sewerage facilities. It was noted that a pump house was installed for the residents in Gouldens View.</p> <p>Cllr Goulden asked "What's in it for the village?" and if the application is approved the following must be considered to mitigate the impact on residents.</p> <ol style="list-style-type: none"> <li>1) Subtle lighting</li> <li>2) Traffic calming measures</li> <li>3) Safety measures for the children walking to Jacks Patch</li> <li>4) Increase the safety measures for parked cars along The Broadway</li> </ol> <p>Cllr Russell asked "How do we police noise?" and raised concerns regarding</p> <ol style="list-style-type: none"> <li>1) The elderly residents in the accommodation opposite the site</li> <li>2) Noise and if the units would be sound proofed.</li> <li>3) Volumes of traffic and if approved seek to have 'pinch points' installed along Weedon Lane before the entrance to Gouldens View. The minimum requirement being road signage to slow traffic. i.e. roundels or 'SLOW' written on the road surface.</li> </ol> <p>Cllr Mason voiced his concerns regarding the potential increase in traffic volumes in the village and the drain on utilities especially the level of Broadband speed which is already slow. The plans show the use of one unit to potentially be a 'Studio' which suggests an office based business where broadband would be essential.</p> <p>Cllr Macandrais suggested a restriction of 'no reversing out of site' should be applied to the application if it were granted.</p> <p>Cllr Goodman (Chairman) listed the points of concern that had been presented to him by residents.</p>	

- 1) The potential for disturbance from noise, especially from radios and if roller shutter doors were open
- 2) An increase in traffic movements. This is difficult to quantify until units were leased and this may also change as businesses moved from and into the site.
- 3) The access point to the site being in close proximity to Jacks Patch.
- 4) The proximity of the site to local housing
- 5) The potential for an increase in crime – will industrial units create a temptation?
- 6) A deterioration of the already poor broadband service
- 7) The capacity for the existing sewerage system
- 8) The potential to increase house insurance premiums due to a change of use within the postcode
- 9) The alteration to one of the vehicle access points to a pedestrian access only. This would encourage pedestrians to cross Weedon Lane on or near the blind bend.
- 10) The lack of footpath along Weedon Lane through the section from Daventry Road to The Broadway
- 11) The nuisance from security lighting and alarms

The following are items that were deemed necessary to mitigate the impact of this application on the local people and environment.

- 1) Site Lighting must be directional so as not to inconvenience residents
- 2) Site Signage – the main sign at the entrance to be as unobtrusive as possible and the sign for each business to not be visible from the road
- 3) The proposed roller shutter door at the gable end of Barn C that faces Weedon Lane to be removed from the plans due to noise being broadcast over Weedon Lane/The Broadway
- 4) Increasing screening of the site with the use of additional trees, dense hedges with native species all kept at a good height
- 5) Traffic calming measures at the entrance to the village into Weedon Lane from the A5. This to be roundles or wording on the road surface.
- 6) The entrance gates to the site to be inoffensive and in keeping with the existing gates. Pedestrian access to the site would be possible through proposed gateways and through hedges at various points around the site.

Councillors were invited to ask their questions to the applicant

Cllr Goulden – “What’s in it for the village?”

Applicant: It would tidy some abandoned buildings, provide employment for people outside or living in the village and they would use the facilities in the village (pub and chip shop)

Cllr Goulden - “Is there a business plan?”

Applicant: It will depend upon the businesses that become tenants on the site. They could be internet based companies and if so this could add weight to gaining a better service in the village.

Cllr Russell – “Would the applicant be directly involved in securing tenants?”

Applicant: An agent would source the tenants, however, the applicant would have the final say.

Cllr Goodman – “Would the applicant be prepared to provide a parking area for walkers?”

Applicant: This would be considered.

Cllr Goodman observed the proposed stile that would be situated at the entrance to the relocated footpath FA4 might be an obstacle for some users and would it be possible to install a Kissing Gate instead?

Applicant agreed.

Cllr Goodman “Would the applicant have control over the signage on the site?”

	<p>Applicant: It would not be a large development and therefore it would not be necessary to display the name and locations of the businesses on the site. The main sign and the signs for the tenants could be kept small.</p> <p>Cllr Goodman "Would the applicant be prepared to increase the screening of the site to make the units and activity less visible? An increase in trees and hedgerow shrubs with native species would achieve this."                  Applicant: This could be increased.</p> <p>Cllr Goodman asked if it was necessary to have two roller shutter doors in Barn C and explained about the concern for noise being broadcast.                  Applicant would consider removing this door as one was located at the front elevation.</p> <p>Cllr Goodman asked if the entrance gates would be the same height and in keeping with the existing gates to The Grain Store.                  Applicant agreed.</p> <p>Cllr Goulden asked the applicant if he would be willing to financially contribute to any traffic calming measures.                  Applicant did not consider there to be a proven problem with traffic in relation to this application</p> <p>Chairman asked if there was a proposal to oppose the application.                  Cllr Russell proposed the application be refused. Seconded by Cllr Macanndrais. All in favour.</p> <p>Cllr Russell expressed her opinion that DDC would grant the application. It was therefore important to include items for mitigating the development.</p> <p>DDC's policy encourages such conversion of agricultural buildings and there is a high possibility for this application to be granted. Councillors wish for this application to go before the Planning Committee.</p> <p>Cllr Macanndrais asked for a vote for NPC to appoint their own Highways Consultant.                  Cllr Russell supported this proposal. All in favour. Clerk to research and report on costs at the September meeting.</p>	
<p>15.08.254</p>	<p><b>Meeting closed 20.21</b></p>	
<p>Signed</p>	<p>.....</p> <p><b>Cllr Kim Russell</b>  <b>Vice -Chairman</b></p> <p style="text-align: right;"><b>Date</b> .....</p>	