

ARTHINGWORTH PARISH COUNCIL
Minutes of the Extraordinary Meeting held on Monday 9th December 2024

Present:- Councillors Lesley Sanderson (Chairman), Liz Ellis, Graham Robinson, Sue Handy
Michael Kennedy

Apologies:- Cllrs Bernadette Kennedy

Attendees:- None

**Declarations of
Interest:-** None

Planning Applications:-

2024/5410/PA

**The proposal is for the change of use of an existing agricultural building.
The development relates mainly to internal changes along with the creation
of new openings.**

Brook Meadow Farm, Kelmarsh Road, Arthingworth, LE16 8JZ

The Parish Council strongly object to this application for the following reasons:-

- 1) The Parish Council object very strongly regarding the Q classification of this application. The building was not built as an agricultural building, in fact it was originally built with windows which, after a visit from the enforcement officer, were bricked up. To the best of the Parish Council's knowledge this has never been used as an agricultural building. The structure appears to have been built in the middle of a field with the sole intention of converting into a dwelling at a later date.
- 2) Regarding the Summary of Class Q Criteria as listed in the Design Statement:-
 - 3.2 This building has never been part of an established agricultural unit.
 - 3.3 The barn has not been solely in agricultural use since circa 2016 and is not part of an established agricultural unit. Sheep have grazed the field for short intermittent periods but the barn has never been, in any way, part of an agricultural unit.
- 3) The retrospective application for the Field Shelter/Hay Store (DA/2010/1051) was refused permission on 16/2/2011 for the following reason:-

The proposed field shelter/hay store, by virtue of its materials, design, appearance and location, is considered to detract from the character of the countryside, thus contrary to saved policies GN2, EN38 and EN42 of the Daventry District Local Plan, and to the guidance contained in 'The Design and Location of Agricultural Buildings' (Daventry District Council's supplementary planning guidance).

The Parish Council made strong objections to this application as the building was not in accordance with the original application (DA/1996/0792).

It should be noted that the building has never been used as an agricultural building and was not built intending to be used as an agricultural building.
- 4) The proposed dwelling is outside the village confines as shown in the Neighbourhood Plan (Policy H2).

Neighbourhood Plan Policy H2 Village Confines-

Development outside the defined Village Confines will be carefully managed and in accordance with national and local planning policies.

The Parish Council feel that the proposed application is difficult to assess as being 'carefully managed' given the access and flooding problems.
- 5) The proposed access is dangerous for the following reasons:-

- a. It is sited outside the 30mph limit on a stretch of road with the national speed limit of 60mph, therefore there is no requirement for vehicles to slow down before entering the village. It should be noted that this road can be very busy at certain times of day.
- b. The access will have a restricted sightline with a blind bend in one direction and a bridge in the other direction.
- c. There is no safe pedestrian access to the site.
- d. Neighbourhood Plan Policy H5 Windfall Sites:-
Point B states a safe vehicular and pedestrian access must be provided for the site.
The Parish Council feel that safe access for vehicles and pedestrians has not been provided.

- 6) The site is well recognised as an area subject to extreme flooding. More hard-standing will result in surface water run off which will add to the volume of the river in other areas of the village.

Neighbourhood Plan Policy E12 Flood Risk Resilience -

Development proposals within the areas indicated in Fig. 17 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets and on the likelihood of it conflicting with the locally applicable flood migration and infrastructure.

The Parish Council feel that the benefit of the development does not outweigh the impact of conflict with the locally applicable flood mitigation strategies.

- 7) Photographic evidence has been submitted with this objection to highlight the extent of the regular flooding.

The Parish Council feel very strongly that this application should be refused as it is not **'change of use of an agricultural building' but the completion of a structure which did not have any planning permission.**

Meeting closed at 7 pm