

ARTHINGWORTH PARISH COUNCIL

Minutes of the Extraordinary Meeting held on Tuesday 30th April 2019

Present:- Councillors Sue Handy Lesley Sanderson Mike Osgood Bernadette Kennedy, Michael Kennedy, Kate Morse Georgina Read

Apologies:- None

Attendees:- None

Declarations of Interest:- Cllrs. Handy and Morse re application DA/2018/0898 (Amended)

Planning Applications:-

DA/2019/0246

**Change of use from storage building to additional classroom to nursery school
Daffodils Outdoor Nursery, Braybrooke Road, Arthingworth**

The Parish Council raised no objection to this application but made the following observation:-

- 1) The extra classroom will increase staff and pupils therefore causing an increase in vehicles using the site. The Parish Council feel that, at present, the signage seems to be inadequate and it was felt that better signing at the entrance and possibly leading up to the entrance should be improved with a 'children' warning sign and this may help to alert vehicles they are approaching the nursery and slow traffic down.

DA/2018/0898 (Amended)

Outline application for redevelopment of redundant farm buildings to form 20 No. business units (Class B1) on demolition of existing structures to include access Manor Farm Buildings, Braybrooke Road, Arthingworth

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

- 1) Braybrooke Road is little more than a single track road which is not well maintained and is totally unsuitable for the volume of traffic the site will generate.
- 2) Arthingworth is a small village with narrow roads. The day nursery which was recently granted permission already generates a considerable amount of traffic and the Parish Council feel very strongly that any further increase of traffic would not be sustainable.
- 3) Whilst the adopted Village Design Statement (Community and Economy Guidelines point 3) states "development or changes which allow for small businesses and community entrepreneurs is acceptable" the parish council feel that 20 business units is far too large for the size of the village and could not be supported by the local community.
- 4) Also from the adopted Village Design Statement (Community and Economy Guidelines point 4) – "The existing working farms are an important part of the local economy and are core to the rural character of the village, future development should not negatively impact on their ability to operate". It should be noted that these existing farm buildings are still used for agricultural purposes and that to demolish them would negatively impact on the rural setting of the village.
- 5) The highway safety of the village must be considered. The increase in traffic this site would generate would negatively impact on the general safety of the residents of the village.
- 6) The turn from Kelmarsh Road to Braybrooke Road is 90 degrees which will cause problems and disruption when delivery vehicles are entering or leaving the site.
- 7) The existing infrastructure of the village just cannot support the size and scale of this proposal.
- 8) It should be noted that the village has no public transport services.

- 9) The proposal would be totally out of character with a small farming village.
- 10) Without prejudice, if the application is granted, there should be a condition imposed which restricts the units being converted to dwellings under permitted development, in perpetuity.
- 11) There are concerns regarding the actual installation of the development which will have a huge impact on both residents and Daffodils Nursery given the location and condition of the highway in the immediate area.
- 12) The development is outside the current confines of the village.
- 13) The development will have a huge negative impact on the rural aspect of the village.
- 14) There will be no benefit to the local community from the development.
- 15) The development is too large for the size of the village.
- 16) The Parish Council felt that the Highway Report was not in any way representative of the village of Arthingworth and the immediate area around the proposed development. Councillors felt very strongly that a proper local Highway Survey should be carried out to reflect the true statistics in that specific area before any decision is made on this application.

Any Other

Business:- None

Meeting closed at 7.30pm