

ARTHINGWORTH PARISH COUNCIL
Minutes of the Extraordinary Meeting held on Tuesday 22nd September 2026

Present:- Councillors Lesley Sanderson (Chairman), Graham Robinson, Bernadette Kennedy, Jayne Wisley-Sharland

Apologies:- Cllrs. Liz Ellis (prior engagement), Sue Handy (declared an interest)

Attendees:- 2 parishioners

Presentation by Mr & Mrs Adams on application 2026/3340/FULL

Mr & Mrs Adams gave a concise and comprehensive presentation on the reasons for wishing to convert the agricultural building, which was appreciated by the councillors.

Declarations of

Interest:- None

Planning Applications

2026/3340/FULL

**Proposed Conversion of Agricultural Building to a 3-Bedroom Dwelling and Associated Works Including Access Driveway.
Land and Building Adjacent to The Rectory, Braybrooke Road, Arthingworth,**

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

- 1) It is unclear why this agricultural building was originally built but, to the best of the council's knowledge, it has never been used as an agricultural building but more as a general storage unit.
- 2) The site is clearly well outside the village confines which is not acceptable.
- 3) The proposed dwelling is large and not an average 3 bedroomed property. An average 3 bedroom house has an approximate area of 88 square metres, the proposed dwelling, as stated on the plans, has an area of 186.5 square metres. The first floor comprises of 7 rooms plus 3 bathrooms. This will be a very large dwelling in open countryside and outside the village confines. The parish council do not feel this is acceptable.
- 4) The proposed dwelling does not meet the objectives stated in the Neighbourhood Plan. The village needs are for small, affordable homes. The proposed dwelling is a large luxury home served by a private drive well outside the village confines.
- 5) In the West Northants Development Plan any development, in a village the size of Arthingworth, is expected to fall within the village confines and be small scale to protect the character and setting of the village and the integrity of open land. This application clearly does not meet this criteria.
- 6) There would be a loss of agricultural land following the creation of the new drive and the plot of land surrounding the dwelling.
- 7) The creation of a new drive, on what is at present open fields, will not be in keeping with the open countryside and will not be visibly attractive.

The proposed dwelling will not be an asset to the village, will extend the boundary of the village and will not be visibly attractive in the rural location. The Parish Council request the above comments are taken into consideration and the application is refused

Meeting closed at 7.30pm