

## **Minutes of the Aldwinckle Parish Council Extraordinary Meeting held on Thursday 18<sup>th</sup> January 2024 at the Village Hall.**

### **Present:**

Bob Blakeman Chairman  
John Lawrence  
Paul Williams  
Bernard Lowe  
Barry Watts  
Mrs Vicki Cook

There were twelve residents present

### **24/017 Apologies**

Cllr. Hankins – not present due to his interest in respect of planning application NE/23/01054/FUL.

### **24/018 Declarations of Interest**

Pecuniary Interest: Cllr. Lowe had received a notice of the Manor Farm application as a nearby resident. It was not considered necessary at this time for him to declare an interest.

To declare any other interests: None

To consider any requests for dispensations: None

### **24/019 Planning: To consider application NE.01054/FUL**

NNC Had granted an extension to the response date until 19<sup>th</sup> January. Cllr Blakeman said that residents would not be allowed to comment on this item.

Cllr. Blakeman stated the Parish Council's position regarding the proposal. At no time has the council agreed to the development nor took part in the design of the proposal. There are inaccuracies in the statement submitted to NNC by Savills and the Parish Council had already submitted a comment to NNC over this matter. Cllr. Blakeman continued by giving a background history of the site following the cessation of farming activities when the yard was let on a short term basis to Pear Tree Farm which resulted in some of the buildings being used for agriculture related purposes. An application was submitted in 2021 to convert the grain store to four dwellings. Although the Parish Council objected to this, prior approval as Permitted Development had been granted. It became clear from further approaches by the applicant that the owners had decided that the site had no long term future as a farmyard and the council agreed to have some pre-application engagement with the applicant and this has resulted in two meetings and a drop-in session for residents. The Parish Council was concerned that any development should retain the character of the farmyard while at the same time offering a range of property sizes.

Following further discussion when each councillor present put forward their views, it was proposed by Cllr. Blakeman and seconded by Cllr. Lawrence to object to the proposal for the following reasons. This resolution was carried unanimously.

(1) The Parish Council would prefer this site to remain as a viable farmyard. For the last 5years it has been increasingly used as a result of an expansion in enterprises by Pear Tree Farm. With the proposed change of use, all farm vehicles and lorries which currently serve the yard will instead come into Main Street, and pass the school to go to Pear Tree Farm. Additional buildings (barns etc.) would need to be erected at Pear Tree Farm to accommodate their activities. Ideally, this would be via alternative access off the Lowick Road to Pear Tree Farm. This loss of use is dismissed in the Planning statement by suggesting the current tenant will consolidate his operations away from the village, but we have no evidence that this is possible.

(2) In the review of settlement boundaries by ENC in 2009, the boundaries in Aldwinckle were re-examined to ensure that the boundaries were sound and consistent with the planning policy. In the analysis of the Aldwinckle settlement boundaries, Manor Farm buildings were specifically excluded. Aldwinckle Parish Council is not aware of any policy changes that would provide for the inclusion of this area, as would be the case if this development were approved.

(3) There is no provision for affordable housing in the proposal. Councillors are aware of Policy 30 of the Joint Core Strategy document 2011-2031, which requires 40% of total dwellings to be affordable on sites exceeding 0.3hectares in rural areas. The original application was changed in accordance with the PC's request, to include 5 houses of less than 200sq m, with the intention of attracting families with children, to help sustain the village school, but these do not meet the criteria of affordable housing.

(4) Policy 11 of the JCS document states that development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement. There is no prosperous rural economy in Aldwinckle,

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other than agriculture, nor is there a locally arising need for large dwellings. The implications of the spatial role for villages like Aldwinkle, states that any development, other than small scale infill, should be led by locally identified employment, housing, infrastructure and service requirements. This proposed development does not meet any of these criteria. Also, according to this policy, as Aldwinkle has only a very limited range of services and facilities, development should be limited to small scale infill and "rural exception" affordable housing.

(5) Aldwinkle has a history of difficulties in disposing of surface water, with frequent large accumulations of water in areas of Main Street and the junctions of Cross Lane and Lowick Lane. As has been noted by the Lead Local Flood Authority, there is no detail provided to ensure that there is no above ground flooding from critical storms, which are of increasing severity due to climate change.

**Action: Clerk**

**24/020 Items Requiring Urgent Attention, For Information or For the Next Agenda**

(i) Planning application NE/24/00023/OHL was considered and there were no objections. **Action: Clerk**

(ii) It was proposed by Cllr. Blakeman and seconded by Cllr. Williams to forward a cheque for £500.00 as the deposit to open the Parish Council's account with the Unity Trust bank.

**24/021 Date of Next Meeting**

19<sup>th</sup> February 2024 to be held in the Village Hall commencing at 7:30pm.

There being no further urgent business, the Chairman closed the meeting at 6:46pm.

Chairman

Date