

Draft Minutes of the Aldwinckle Parish Council Extraordinary Meeting held on Monday 1st June 2026 at the Village Hall immediately following the Annual Meeting of the Parish Council

Present:

Paul Williams Chairman
Barry Watts
Jon Allen
Nick Lambert
Robin Holden

Richard Reed – Clerk

There were seventeen residents present

The meeting had been called to consider and determine the response to planning application 26/00866/FUL: Manor Farm Barn, Aldwinckle

26/082 Apologies

Cllr. Ms Ward. Cllr. Hankins had previously expressed an interest as tenant and was attending as a resident.

26/083 Declarations of Interest

Pecuniary Interest: Cllr. None

To declare any other interests: None

To consider any requests for dispensations: None

26/084 Presentation of Planning Application 26/00866/FUL: Manor Farm Barn, Aldwinckle

The Chairman presented the application and said that the response date was 5th June 2026 hence this evening's meeting. He referred to the previous application for this site, the then Parish Council's comments and the fact that the application was refused by North Northamptonshire Council.

26/085 Open session for members of the public to comment on the application.

The Chairman invited residents to put forward their comments.

There were concerns over the effect on the village farm and no details were given about how farming would continue.

The Parish Council was asked if there had been any discussions with Savills which there hadn't but there had been pre-application discussions between Savills and North Northamptonshire Council. The applicants had addressed some issues from the previous refusal.

No sewerage disposal details given. Surface water disposal via an attenuation system.

It was not known whether the Society of Merchant Venturers would sell on the site once permission granted.

In respect of the commercial viability of the site, the Parish Council could only consider and comment on the application before it.

It was not believed that the existing buildings could be easily converted.

The extent of the proposal does not trigger the requirement for social housing.

The site is outside the settlement boundary so does not meet infill requirements. Cllr. Lambert commented that although the Local Plan is going through the consultation process the existing plan must be followed.

Two questions were raised by the public, neither of which the Parish Council were able to answer;

What was the scope of the ecological survey?

If permission is not granted, would a further application be submitted?

Finally, a resident noted that joinery details have been omitted from the application, though it was stated in the application that they were included.

26/086 Parish Council to determine its response to the application

Cllr. Lambert had analysed the previous and current applications and had identified differences. Details had been circulated to Councillors previously. The existing entrance to the farmyard is to be retained and a footpath to Main Street is proposed. Although useful, this will result in a complete change of the street scene. The disposal of the additional surface water will have an adverse effect on the existing drainage system. The emerging Local Plan does not change the requirements. The water table level is higher than stated with two existing wells where the water surface can be reached by hand.

Cllr. Holden said that the biodiversity report was largely a desk study. The bat survey does not mention that there is a large colony in the village.

Chairman

Date

Cllr. Watts reiterated the concern over the surface water systems and also the possibility of further applications if approved.

Cllr. Allen's view was to object subject to submitted reasons.

The Chairman suggested objection and this was proposed by Cllr. Lambert and seconded by Cllr. Holden. The Clerk is to draft a response for consideration by councillors prior to submission. **Action: Clerk** (*The submitted objection follows these minutes*).

26/087 Any other urgent business

Cllr. Ms. Ward had identified areas in the playground that required urgent attention. Some can be dealt with but other items such as the hole at the bottom of the slide and the poor condition of the matting under the swings will need professional attention.

(Cllr. Hankins rejoined the meeting as councillor)

Options of closing the slide or closing the playground while repairs were arranged were considered.

Cllr. Watts proposed closing the playground in its entirety and this was seconded by Cllr. Hankins. Cllr.

Ms. Ward to be asked to contact Fenland Leisure, now trading under a new name. **Action: RW**

The advantage of closing the park is that it would be possible to carry out the other repairs during the closure. Action: All

The Local Plan consultation will be considered at the meeting scheduled for 22nd June.

Cllr. Watts spoke of the AJ Memorials enquiry in respect of Mrs Penney's headstone. Cllr. Watts said she was buried in St Peter's churchyard but he was not aware of a headstone being in place.

26/088 Date of Next Meeting

22nd June 2026 to be held in the Village Hall commencing at 7:30pm.

There being no further urgent business, the Chairman closed the meeting at 9:20pm.

ALDWINCLE PARISH COUNCIL

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To: Planningcomments@northnorthants.gov.uk

5th June 2026

Dear Sirs,

26/00866/FUL: MANOR FARM BARN, MAIN STREET, ALDWINCLE

Aldwincle Parish Council considered the above application at an extraordinary meeting held on Monday 1st June 2026 which was also attended by seventeen parishioners.

The majority of the reasons that the previous application submitted on this site, (NE/23/01054/FUL), was refused still apply. The applicant has superficially addressed some of the points of refusal but has still failed to submit an application that is sustainable and deliverable. Therefore, Aldwincle Parish Council objects to this application on the following grounds.

1. The PC would prefer this site to remain as a viable farmyard which is in the heart of the village. For the last 7 years Manor Farm has been increasingly used due to an expansion in enterprises by Pear Tree Farm. With the proposed change of use, all farm vehicles and lorries which currently use the yard will instead come into Main Street and pass by school to go to and from Pear Tree Farm, dramatically increasing the traffic flow. This loss of use is dismissed in the Planning Statement by suggesting the current tenant will consolidate his operations away from the village, however, this has not yet been agreed. Any such relocation will require new buildings, barns, etc., and would be a further intrusion into the countryside. There is no evidence that this is possible and no location has been identified in the application.

2. In the review of settlement boundaries by ENC in 2009, the boundaries in Aldwincle were re-examined to ensure that the boundaries were sound and consistent with the planning policy. In the analysis of the Aldwincle settlement boundaries, Manor Farm buildings were specifically excluded, with the exception of Barn 1. We are not aware of any policy changes, including in the Local Plan consultation, that would provide for the inclusion of this area, as would be the case if this development were approved.

3. 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 Aldwincle, other than agriculture, and this proposal does not protect it or support its further development. Furthermore, there is no identified locally arising need for the six two-bed units and one four-bed unit. The implications of the spatial role for villages like Aldwincle, 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 Aldwincle has only a very limited range of services and facilities, development should be limited to small scale infill and “rural exception” affordable housing, which this proposal does not satisfy.

Chairman

Date

4. The Flood Risk Assessment submitted with the application is based on historic and inaccurate data. Aldwincle has a history of difficulties in disposing of surface water, with frequent flooding in parts of Main Street and the junctions of Cross Lane and Lowick Lane. North Northamptonshire Highways department has spent a considerable amount of time and funds endeavouring to resolve this issue. Unfortunately, periods of heavy rain still regularly result in surface flooding. There is insufficient detail provided in the application to ensure that there is no exacerbation of the above ground flooding issues from critical storms, which are of increasing severity. The Assessment contains statements that the area is of low flood risk and that the water table does not cause concern. This is incorrect as there is evidence of the underlying high water table evident in a number of wells across the village. The surface water drainage system in the village is at capacity and any additional flow into the system could cause serious flooding.

5. There is no clear indication as to how waste water will be managed other than into the existing system. There is a comment that waste will be stored locally but there is no indication as to how it will be discharged. With no access to Main Street, this is of concern.

6. Aldwincle has a very successful primary school at its centre which attracts children from a wide catchment area. It goes without saying that as a consequence, there are major traffic issues in the Main Street at the start and end of the school day. This situation will be exacerbated by the development introducing additional traffic generated directly by the new homes together with vehicles servicing the site and farm traffic having to access Peartree Farm via Main Street rather than through the existing farmyard. The school attendance has increased latterly with 180 children expected to attend from September 2026 and there is potential for an additional fifty pupils which will further increase traffic as parents bring them to school. The Transport Assessment does not accurately depict the traffic situation in the village.

7. A number of windows and doors in the proposed development overlook existing properties. There is a statement that joinery details have been included for shuttering to these windows, however, no such details have been provided.

8. Details of the proposed footpath and cycleway from the site to Main Street, which provides connectivity to the village, have not been provided. Manor Farmhouse is a key asset at the heart of Aldwincle, sitting opposite St Peter's Church and the Village Hall. In order to accommodate the proposed footway/cycleway, the carriage driveway and attractive boundary wall will need to be drastically altered and/or demolished. Any such alterations will have a serious detrimental impact on the historic street scene and will affect the setting of the neighbouring Listed Properties, of which the Parish Council is vehemently against. It should be noted, however, that without a footpath/cycle to Main Street people accessing the proposed site on foot or by bike from the village will have to use the Lowick Rd, where there is no path and they will have to navigate a dangerous bend also, without such a connection to Main Street, the site is not economical or socially sustainable.

Yours faithfully

Richard Reed

Clerk to Aldwincle Parish Council

Chairman

Date