

SCALDWELL PARISH COUNCIL

Minutes of the Extraordinary Meeting of the Parish Council
held on Wednesday 24th February 2010
in Scaldwell Village Hall at 7.30pm

Present: Mrs M Vinton (Vice-Chairman)
Mrs A Coward
Mrs J Randell

In attendance: Mr J Harris (Clerk)
1 villager

10/026 Apologies for absence

Apologies were received and accepted from Mrs P Long (Chairman), Mr M Alcock & Mr A Tait. Mrs M Vinton acted as Chairman for the meeting.

10/027 Declaration of Interest

None.

10/028 Planning Application DA/2010/0099

Two storey extension to front of dwelling

The Old Coach House, High Street, Scaldwell

After lengthy consideration a vote was taken and it was decided by two votes to one to object to the application. The following response was sent to DDC:

After careful consideration, Scaldwell Parish Council objects to this application.

The three previous applications for developing the Old Coach House that have been refused by Daventry District Council (DA/2005/0120 & DA/2005/1058) and the Planning Inspectorate (DA/2008/0514) have all received strong objections from residents of Scaldwell and Scaldwell Parish Council and we feel the reasons for refusal remain with this current application. The proposed development, by reason of its overall size, height, siting and length of projection would result in an overbearing impact and loss of light on the neighbouring property of Olympus Lodge, Back Lane and have a detrimental effect on the character and appearance of the conservation area and setting of the adjacent listed building of the Old Rectory and the listed wall (along Back Lane); this is contrary to policies GS5 of the Northamptonshire Structure Plan GN2, EN2, EN5 and EN42 of the Daventry District Local Plan and the Scaldwell Village Design Statement (VDS) (in particular the Building Guidelines set out in the VDS on page 17, no. 1, 2, 3 & 9).

The proposed extension needs to be viewed as part of the overall layout of the listed building of the Old Rectory and the listed wall which lies at the heart of the Conservation Area within Scaldwell; the scale of the proposals would have a detrimental effect on the listed building with views of this from the High Street, together with a detrimental effect on Back Lane, with a particularly overbearing impact on Olympus Lodge which is a low lying bungalow. In reference to the Old Rectory the Scaldwell's VDS (page 8) says "this includes a complex of the 1716 house and a Victorian coach house, which is worth preserving intact."

The Council also objects to the proposed back door. There is already access to the property from Back Lane through the gate in the listed wall. The proposed entry through the house wall would have a detrimental effect on the character of Back Lane and the listed wall. Scaldwell's VDS

mentions (page 11) that “the high wall of the Old Rectory complex beside Back Lane is unique in the village, with a double row of terracotta pantiles as coping.”

The Parish Council objects to the application on the grounds stated above.

10/029 Councillors’ reports

Highways

- i) Potholes on the High Street near Peters Lane & Mill Lane will be reported to Street Doctor.
- ii) It was noted that East End and West End were again very slippery during the cold weather.
- iii) It was noted that snow covering the kerb on the High Street (near Home Farm Cottage), has caused vehicles to drive into it and puncture their tyre.

Clock

This has stopped since the last meeting. English Clockmakers will be contacted to suggest meeting Mr Draper when they next visit to repair the clock.

Playing Field

Cars are being parked in the entrance again. This will be reported to DDC.

Back Lane

The door of an electricity box attached to the Old Coach House has come off and the box is exposed to the elements. This will be reported to e.on. (Action for all above – Clerk)

10/030 Items for the next agenda

Planning Application DA/2010/0100 Construction of a wind farm comprising five turbines with a maximum height of 126.5 to blade tip and two turbines with a maximum height of 121m to blade tip, control building, anemometer mast and ancillary infrastructure
Land To The South Of The A14 And North Of Haselbech, Kelmarsh

PCC request for funding towards a toilet and servery in the church.

The meeting closed at 8.30pm.