

18th January 2018

By email

From:
Clerk to Glapthorn Parish Council
30 Lytham Park
Oundle
PE8 4FB

Reference: 17/02437/OUT

To:
Amie Baxter - Planning Services
East Northamptonshire Council
Cedar Drive
Thrapston
NN14 4LZ

TOWN AND COUNTRY PLANNING ACT 1990

I acknowledge receipt of a copy of the application, in respect of:

Planning Applications 17/02437/OUT – Outline: Erection of three new dwellings to form a terrace of 2no 3-bedroom cottages and 1no 2-bedroom cottage (all matters reserved reserved) | Land adjacent to, The Cottage Benefield Road Glapthorn Northamptonshire PE8 5BQ

The planning application, as detailed above, has been considered at a public meeting of the Glapthorn Parish Council and I am authorised to make the following response:

The Planning Officer is respectfully referred to the emerging Glapthorn Neighbourhood Plan, presently with ENC at 'Regulation 16' stage.

This proposed site is not within the existing settlement boundary of Glapthorn village, nonetheless 75% of all residents, consulted during the development of the emerging Glapthorn Neighbourhood Plan, agreed to the development of this site, reference B1. Consequently, the site is to be included within a revised settlement boundary.

Therefore, the application was considered with this in mind and is **supported in principle** by the Parish Council, but with **certain caveats**.

The Glapthorn Parish Council will only support a subsequent full planning application, provided it is in line with all of the policies of the emerging Glapthorn Neighbourhood Plan, and in particular those quoted below.

Policy 3 - Housing Development within the Settlement Boundary of Glapthorn which says, "Proposals for new housing development within the identified settlement boundary will be supported, provided that":

3..2 New development is designed sensitively to respond to the setting of the site, and reflects the rural character of neighbouring buildings, using traditional materials such as local limestone where possible;

3.8 Sites suitable have suitable access onto a highway; the impacts of additional traffic from development proposals on existing village roads is carefully considered and suitable measures are proposed to ensure appropriate traffic calming and pedestrian safety:

3.9 Sufficient provision is made for adequate off-street parking;

3.10 Schemes of 3 or more houses include some smaller and family accommodation (1, 2 and 3 bedrooms) to meet the needs of young families and an aging population.

Policy 11 - Mitigating Traffic and Road Safety Issues which says, "Development in locations with existing severe road safety issues shall only be permitted if the proposal contains measures to reduce the existing problem as well as including mitigating measures to overcome the detrimental impact of the proposed development on road safety in the interests of existing road users, pedestrians and cyclists as well as users of the proposed development".

The locations with existing traffic and safety concerns are shown on the Policies Map and include:

2. Benefield Road – Village entrance by Primary School to T junction with Main Street

The comments of the Northamptonshire County Council Highways Authority on these sites are:

2. Visibility for any new site access south of Benefield Road is restricted by the adjacent bend to the east. Any new access would need to provide visibility commensurate with speeds of approaching traffic. A footway should be provided to connect with the existing footway to the east and a suitable pedestrian crossing point across Benefield Road provided to allow access to the school.

Glaphorn Parish Council acknowledge there will be costs associated with the required traffic measures and it is expected that such costs will be borne by the developer.

Please note a copy of the emerging Glaphorn Neighbourhood Plan, along with associated documents, as submitted to ENC, may be found on the Glaphorn Parish website by using the following link:

<http://glaphorn.org.uk/index.php/consultation-under-regulation-16/>

Alan Tresadern
Clerk to the Parish Council
Tel. 01832 275281

Copy to:
Chairman Glaphorn Parish Council
Clerk to Glaphorn Neighbourhood Planning Group
District Ward Councillor