

## SANDON PARISH COUNCIL

### SANDON PARISH COUNCIL MEETING WEDNESDAY 2<sup>nd</sup> May 2018 AT 7.30 PM, SANDON VILLAGE HALL

#### Minutes

**Present:** Cllr F Cannon, Cllr K Chamberlain Cllr J de Uphaugh (Chair),  
Cllr H Gallo, Cllr B Wordley  
Cllr J Wharton (joined the meeting after the first planning item), and 56  
members of the public

**In attendance:** Mrs H Stubbings, Clerk.

18.26 To welcome and receive apologies for absence:  
The Chairman welcomed everyone to the meeting and explained how the meeting would be run.  
Apologies were received from & Chris & Joan Hoefkins

18.27 To consider requests for dispensation for disclosable pecuniary interests on items on the agenda (Localism Act 2011 s33)

Previously granted; James de Uphaugh, Bridget Wordley, Jayne Wharton & Fiona Cannon in regard to the Sandon Bury application.

18.28 To invite members of the public address the meeting on the 3 following items

Agenda item 05; a  
Micklefields

The application is to change the use of the current stables to a dwelling. The PC have no objection to new dwelling, but that this application is outside the envelope. Policy 7 of the local plan does not permit such development and the PC needs to be consistent in their approach.

Motion: -

The Parish Council object to the application on the basis that it is outside the permitted building area, proposed F Cannon, 2nd J de Uphaugh; 1 agreed, 2 abstentions, - **motion carried**.

Agenda item 05; b

Pre-application 5 Payne End

Cycle sales & repairs & café. The Parish Council are keen to encourage appropriate new business in the village but this development is within a conservation area. In addition it was felt that parking may be a problem.

The Parish Council requested more information.

Agenda item 05; c

8 Sayfield Cottages

This is a house holder application and so the Parish Council have no objection.

Motion: - to approve the householder application.

18.29 To invite members of the public address the meeting on the following item  
Sandon Bury as an events venue

#### **Comments from those opposing the application.**

Six comments of objection were read or verbally given. The main areas of concern are of those of noise, traffic and safety.

#### **Comments from those supporting the application**

There were no comments in support of the application

#### **Comments from the applicant; M F-W**

M F-W outlined the differences between the old and new application. Both numbers of events and guests had been reduced and events will not class with school times.

The planned car park has been moved from using agricultural land to within the farm yard and the entrance to the venue will now lead off from Rushden Road and not Notley Green. The Black Barn and facilities will be available for community use. 250 acres of nature reserve will be created.

### **Response and comment from Parish Council.**

BW had reviewed the available documents on the NHDC planning portal. This is the 3<sup>rd</sup> application and is now an events and wedding venue. Guest numbers have been reduced along with the number of events. The application has been configured differently with the main events taking place within the Black Barn in a box. A large number of objection letters have been sent to NHDC. The Bat survey; may still be defective, the concerns about waste sewage water has not been addressed and the number of jobs created has been downgraded. There have been many letters of support for the family, but this is not a family matter and therefore is not a relevant.

BW then continued to quote many aspects of law, policy and procedure.

Each Councillor was then asked for their opinion and view on the application.

FC – rural diversification, exemptions for rural buildings, listed buildings. Sandon Bury within village boundary. Suitable viable development.

KC – Churchyard and services / conflict with events venue.

HG – in favour of village development. Not much changed. Not suitable as an events venue for a village. Especially at quiet times. No reason to change previous views.

### **Motion;**

Sandon Parish Council move that the planning application to develop Sandon Bury as an event venue be refused based on the adverse effect of noise and traffic within the village and for the safety for walkers, riders, cyclist and users of the roads.

Object to the current application

FC – abstain

5 councillors object.

Resolved.

Cllr de Uphaugh thanked everyone for attending the meeting which closed at 9 pm