

LITCHBOROUGH PARISH COUNCIL
Minutes of the **Extraordinary Meeting of the Parish Council**
Monday 1st April 2019 at 7.30pm

599 Councillors present **T. Sykes, D. Aked-Walker, I. Lowery, G. Drinkwater, S. Brunning**

600 Apologies **G. Lugar-Mawson**

602 Public Forum: Members of public can raise any issue with prior notice to Clerk **None**

603 To receive any **Declarations Of Interest** on agenda items. **All re Baptist Chapel planning application**

604 Planning Applications

2019/0475/EUL Land at Baptist Church Towcester Road Litchborough NN12 8JA 1.5 Storey Detached Dwelling

Steve Connell from GCPP Planning Consultants gave a brief introduction to the planning application and then took questions from the floor regarding the development.

The plan is to develop a 1.5 story property in the grounds of the baptist chapel in the style of a barn conversion. The style was perceived by the planning consultant to be more in keeping with the locale. The key points were as follows, in no particular order:

- Those present felt that the development would marginalise the Chapel, leaving it with no land for a garden or parking thus prohibiting it's continued use for D1 or future use as a dwelling should change of use be granted.
- Part of the reason for the proposed dwelling being so close to the perimeter wall is that this is apparently encouraged by the Council.
- Parking for 3 cars is mandatory for either a 2 or 3 bedroom dwelling.
- It was noted and acknowledged that the school room built on the side of the Chapel could be removed potentially providing additional land for parking.
- The general consensus was that the plot would be better utilised with a single dwelling with land front and back, in keeping with the style and appearance of the Chapel.
- It was noted that due to the fact that the Chapel is within a conservation area and is a building of local interest, consent to demolish it and rebuild was unlikely to be approved.
- The planning consultant felt that a property set back from the road in this way, with access from the front, would be less likely to be approved by the Council.
- The Council mandate that the Chapel is marketed for continued D1 usage before any alternative plans would be considered. Any failure to sell the Chapel for such usage due to an inflated price would be noticed by the Council. The Chapel and land are believed to have been sold for £280k. The Chapel with no land is currently on sale for £300k.
- In response to a question, it was confirmed that Chapel Close is privately owned which could have a bearing on the proposed development. The owners have not been approached thus far by the owner or planning consultant.
- It is recognised that there is no obvious need for a community/D1 property within the village although it was noted that such a facility need not be solely for the use of Litchborough parishioners.
- **S. Brunning** to approach the case manager at the SNC and seek an extension to the response deadline beyond 3rd April
- The Parish Council will provide their response / objections to the development in due course.