

## KINETON PARISH COUNCIL

Wednesday, 6<sup>th</sup> December 2006

7.30 pm

### Planning Applications, Decisions and Appeals of the Local Planning Authority affecting Kineton

#### Planning Applications

06/03119/FUL	The Spinney Norton Grange	Erect a hardwood conservatory. <i>This site overlooks, from a prominent elevated position, The Dene River Valley amenity area and the Heritage site, King Johns Castle and will be clearly seen from both these important Amenity areas. For this reason the conservatory should either remain in natural hardwood of a dark colour or if painted Then the colour should ne neutral or dark. Under no circumstances should white be permitted as this will interfere with the scenic aspects of the sites mentioned.</i>
06/03236/FUL	Opp Walton Farm Banbury Road	Residential development of 15 new dwellings. Resubmission of 06/01958/FUL <i>See Page 3</i>
06/03249/LBC 06/03250/FUL	Old Post Office Bridge Street	Demolition of outbuildings and erection of single storey extension to form kitchen. <i>It appears from the plan that the present outbuildings form part of the boundary wall and if demolished will remove this boundary. There is nothing on the plan to indicate if it is to be replaced with a new wall. The Parish Council is concerned about the loss of traditional form of boundary and considers it should be replaced or the rear wall of the building left in situ.</i>

#### Withdrawn Applications

06/01128/FUL	Land at Mill Lane	Conversion of store/workshop to dwelling. <i>Withdrawn</i>
06/02582/FUL	11 Walton Fields Banbury Road	Proposed garage. <i>Withdrawn.</i>

#### Planning Decisions

05/01474/FUL 05/01487/LBC	3 Bridge Street	Erection of extension to rear. <i>Granted.</i>
06/02170/FUL	Pemberley Pittern Hill	Demolition of existing 3 bed cottage and replacement with 4 bed dwelling and garage <i>Granted</i>
06/02386/LBC	6 Market Square	Erection of conservatory (Retrospective) <i>Granted.</i>
06/02411/FUL	Unit 8 Brookhampton Park Brookhampton Lane	Install two windows to rear elevation. <i>Granted.</i>
06/02744/FUL	Grey Gables Little Kineton	Construction of an open porch. <i>Granted.</i>
06/02967/FUL	2 Pittern Hill Cottages Pittern Hill	Two storey rear extension etc. <i>Granted.</i>

2.

**Appeals**

05/02866/FUL      24 Green Farm End

Erection of a fence.  
*Appeal dismissed.*

06/01024/FUL      Risingfields Farm  
Lighthorne Road

Construction of permanent agricultural workers dwelling.  
*Appeal by Informal hearing.* Date to be fixed.

28 December, 2006

**Application No. 06/03236/FUL****Residential development of 15 new dwellings, opposite Walton Fields, Banbury Road, Kineton.**

The Parish Council makes the following representations in relation to the above application:

**Layout and Landscaping**

This site occupies a very prominent location on the south side of Banbury Road with long distance views over agricultural land which is within the English Heritage registered Battlefield, the boundary of which is the River Dene, just below the site to the south. The Edgehill escarpment is visible from the site. The site is also clearly visible from the well-used bridleway SD97.

The nature of the layout and the sparse and uninformative landscaping information is entirely unacceptable for a site of this size, location and sensitivity. The Applicant proposes that the rear boundary of the site, fronting the open countryside, will be "... fenced with a traditional post and three rail fence back planted with hawthorn and buckthorn [presumably means blackthorn] to increase security but not detract from the views across the River Dene and Warwickshire countryside." In the opinion of the Parish Council a more substantial belt of woodland trees and underplanting is required to screen the development from the registered Battlefield site and soften the transition from urban development to open countryside.

The Proposed Site Plan taken together with illustrations showing elevational treatments indicates a very urban character to the scheme, with close-boarded fences enclosing plots and large areas of black paving surfacing the roads.

The Parish Council urges the District Council not to condition the landscaping scheme but to require a professional landscape appraisal to inform a fully detailed landscaping scheme to be submitted and appraised prior to determination of the Application. There should also be a condition of ongoing landscape management by Section 106 Agreement. Previous experience has shown that much of previous landscaping is allowed to die and not replaced.

**Design and materials**

It is apparent from their Planning Support Document that Applestone Homes Ltd. have not studied the local vernacular building tradition. Existing properties do not "...have typically red or grey clay pantiles". The local tradition is for thatch, plain tiles and slate. Neither does Kineton exhibit "the use of a Cotswold style stone". The local stones are Hornton or cream or blue lias, which is quite different in appearance and colour from Cotswold stone. The materials proposed are not in keeping with the local area.

**Safety**

The Parish Council urges the District Council not to consent to the development of this site until the 30mph limit has been extended beyond the eastern boundary of the site. Note that the only pavement fronting Banbury Road is on the other side of the road.

The adjacent area is subject to substantial regular flooding (as recent pictures attached show) and this will be a major hazard to children living on the site unless measures are taken to provide adequate security around the boundary.

**Infrastructure**

No development should take place without a thorough assessment of its impact on the sewerage system and if the system is to be a pumped and tank system what provision will be made in case of breakdown.

**Affordable Housing**

The Parish Council welcomes the 35% allowance of affordable housing within the scheme.