

MINUTES OF THE PLANNING COMMITTEE MEETING OF KINGSTHORPE PARISH COUNCIL HELD ON MONDAY 30TH JANUARY 2023, 6.00PM, AT ST MARK'S CHURCH, 13 ST MARK'S CRESCENT, KINGSTHORPE, NORTHAMPTON, NN2 8EG

PRESENT: Cllrs, Michael O'Connor (Chair), Sam Kilby-Shaw, Elaine Miller, Rachael Ball

ALSO PRESENT:

ABSENT: Cllrs, Nilesh Parekh, Aishat Oguntuga,

08/23 APOLOGIES AND REASONS FOR ABSENCE

None received

09/23 DECLARATION OF MEMBERS' INTERESTS AND APPLICATIONS FOR DISPENSATION

None declared

10/23 DEPUTATIONS BY THE PUBLIC

No public in attendance

11/23 PLANNING APPLICATION

WND/2021/0500

Residential development of affordable homes including access, parking, landscaping, and associated infrastructure

Land Off Central Avenue

1. It was unanimously resolved that the Committee recommend that a representative of the Council/Committee attends the Strategic Planning Committee on its behalf
2. It was unanimously resolved to object the application on the grounds of:

The main pedestrian access between Buckton Fields and White Hills is via the public foot path. The school at Buckton Fields and Whitehills both have a capacity of 420 students, which is a potential 840 children when at capacity, plus parents making a trip, twice daily. Many of these use the public foot path. The sharp 90 degree turn at the Kingsthorpe side, being an extension of Central Avenue, and being immediately adjacent to the Kingsthorpe side of the public foot path could pose a danger to school children. We feel this could easily be avoided if the traffic access was from Buckton Fields, for example, from Highwayman Close.

The CTMP isn't adequate. The proposed restrictions on when work can be carried out on site do not consider the fact that there is a great deal of foot traffic at the times when school is starting, and also ending. If the Strategic Planning Committee is inclined to approve the proposal, we would ask for further conditions restricting when heavy goods vehicles can access the site.

Whitehills Road, and Greenhills Road are both totally unsuited for any construction traffic. They are narrow, and usually have cars parked on both sides of the road, which will likely make access to the site via these routes very difficult, or impossible.

Central Avenue is of a similar width to both these roads, but it is straight. However, if vehicle owners park on the public road, as is their right, then construction traffic will likely find it as difficult as Greenhills Road, or Whitehills Road to access the site.

The roads in the Whitehills Road are not suitable for HGVs, and if this application is going to go ahead, we would ask for a condition to be added that any damage to the public highway by construction traffic be repaired by the applicant.

There is provision for 80 parking spaces, 70 residential, and 10 visitor spaces. This is a potential 160 vehicle trips each day. The traffic will likely feed onto the Harborough Road via Whitehills Crescent, this is not a very good junction, or it will feed onto Birch Barn way, and then either onto Harborough Road again, or onto Welford Road via Acre Lane. These junctions are already problematic at rush hour.

The Committee suggest it would be much better if the traffic instead was through Buckton Fields and could then feed onto either the Harborough Road via Brampton Lane, where there is a roundabout, or Welford Road via Home Farm Drive, where there is a light controlled junction.

The Committee feel that the consultation with residents was not comprehensive enough.

Kingsthorpe Parish Council does not object to the building of the houses, and welcome the building of affordable houses in Daventry, our objections are concerned solely with the proposed use of Central Avenue to reach the development. We feel access should be from Buckton Fields, and not Kingsthorpe.

Pictures of the paths are not current. The Highways report was made in 2021, when Covid together with restrictions on freedom of movement had impacted, heavily, traffic volumes.

Signed:
Chair:

Date: