

Cllr Dermot Bambridge Report to Syresham Parish Council 25th Sept 2024

I am sorry not to have attended your meetings for a while but there has been a clash of dates with WNC committee meetings.

Syresham Truck Stop

I only had it confirmed this morning, that the WNC Southern Area Planning Committee, which sits next Thursday 3rd October at 6.00 pm, will have as the first item on the agenda the Syresham truck stop application WNS/2022/2012/MAO. The recommendation is for refusal, which I understand is mainly for highways reasons, but I have not yet seen the final papers for the meeting, which I should receive in the morning. There is a site visit by the committee on Tuesday morning, to which the parish council will be invited.

It was thought that the matter would be handled by the Strategic Planning Committee but I am told it did not meet the requirements for that so it is going before the Southern Area Committee.

However, as I wrote an objection to the application, believing that it would not be my committee that would hear the matter, I am somewhat restricted on what I can do at the meeting but will be able to speak. At the meeting, I will declare an interest due to having written in objection to the application, stand down and sit in the public gallery. I will be called to speak as ward member and will explain my reasons for objection and then return to the gallery but not vote on the matter. However, as the recommendation is for refusal unless something totally unforeseen should occur, I am confident that will be confirmed by the committee.

For those wishing to speak; a member of the Parish Council, if they request it, may speak. Two members of the public are further permitted but they must apply to do so by noon on Wednesday 2nd October, as must the parish council. All speakers have only three minutes allowed. If there are a number of people wishing to speak, a spokesperson can be appointed by them to speak on their behalf.

To apply to speak an email should be sent to Richard Woods, Democratic Services Officer, Legal & Democratic Services, West Northants Council richard.woods@westnorthants.gov.uk democraticservices@westnorthants.gov.uk

The following is the refusal reason given by Highways taken from their most recent letter on file -

Recommended Reasons for Refusal

1. The proposed development fails to make adequate provision to allow accessibility to the site by non-car modes of travel. The application therefore fails to demonstrate that safe and suitable access for all users can be achieved in line with paragraph 110 of the NPPF.
2. The applicant has failed to demonstrate that the proposed site access geometry is suitable to accommodate the development traffic. The applicant has also failed to demonstrate that adequate visibility can be achieved from the proposed site access. The application therefore fails to demonstrate that the development will not result in an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would not be severe. The development is therefore contrary to NPPF.

High Street Chimney.

I note that the concern reported regarding the chimney pot that was tilted at an odd angle on 17 High Street. This resulted in WNC's Building Control Manager reporting that they had looked at the condition of the chimney stack but did not consider it at the time of the inspection a dangerous structure requiring an emergency action but added that the chimney and its pot need's some maintenance work undertaken. Building Control sent a letter to the owner requesting that the chimney stack needs inspecting by a competent surveyor or builder and if any maintenance/repair works are identified they need to be carried out.

Regarding the issues with HS2 and the Welsh Lane, there is no prospect of it being widened in the foreseeable future but there is a meeting tomorrow to consider lowering the speed limit to 40 mph.

Northampton Market

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Last Friday, Northampton Market at last saw a new chapter open as the traders returned to their new fixed permanent stalls and high-quality pop-up stalls. The project, which started in 2022, is costing £10.4 million, and sees the old cobbled market square transformed with fixed modern permanent market stalls, stepped seating and new street furniture. More work has still to come, including a bespoke water feature. The old market square was underused, outdated, and did not meet the requirements of the community. This is one of many initiatives being undertaken by WNC to bring Northampton back to the attractive town it once was and somewhere to enjoy.

One of the longest standing market traders is Tony Jones Florist and I understand the Elliott is a Syresham resident I believe.

DHL

On September 10th, the Strategic Planning Committee refused to give planning consent for the DHL planning application on the site north of Bell Plantation, Towcester.

The meeting lasted about four hours, and the vote would have been unanimous bar one of the Councillors – who lives in Everdon - supporting it and stating that in his opinion Towcester is not a rural area.

I understand that the applicant is in the process of appealing and WNC is appointing a KC to prepare the ground to fight the appeal.

The grounds for refusal were quite complicated. The final wording will appear in the minutes and I suggest you keep an eye open for them if you are interested.

Dermot Bambridge 25/09/2024