

Maidwell with Draughton Parish Council
LODER HALL, MAIDWELL

Minutes of the Extraordinary Meeting held on 16th April 2025, 7:30pm

Present: Cllr Munro (Chair), Cllr Calnan, Cllr Hackworth, Cllr Goddard

Ward Councillors: Cllr Harris. Four members of the public.

104. Apologies for Absence were received:

Cllr Jenkins, Cllr Paybody, Cllr Blake. Ward Councillors: Cllr Parker, Cllr Irving-Swift

105. Declaration of Personal and Prejudicial Interests under the Council's Code of Conduct related to business on the agenda – Both Cllr Blake and Cllr Paybody sent apologies due to an interest in the planning application due to be discussed.

106. Open Forum – Four Members of the Public Present.

Mr Redman addressed the Council. Mr Redman was previously a member of the Neighbourhood Planning team and has been involved with advising the Parish Council with this particular planning application back in 2023.

Mr Redman expressed his opinion on the most recent additions to the application WND/2023/0046.

Considering the National Planning Policy Framework, Paragraph 84 sets the criteria for the development of isolated homes in the countryside. The plan states that the design must be of exceptional quality. There is insufficient information required to make a judgement. Few details are given on the types of materials that will be used. It is usual for West Northamptonshire Council (WNC) to appoint an independent review design panel and it is not apparent this has been done. A peer review panel is not an independent review panel.

Secondly, the application must raise standards of design more generally in rural areas. There is no discussion in the application that addresses this. Mr Redman agrees that if the design is done well, it would indeed enhance the local area. The proposal is also sensitive to the defining characteristics of the local area. The application does show that the local environment and heritage have been considered.

Overall Mr Redman does support the outlining plan with the considerations summarised above.

The Chair opened the meeting to the Councillors to ask Mr Redman any questions.

Cllr Calnan noted that Mr Redman has been consistent in his opinions of the planning application. The question asked was 'what are the main significant changes to the application since the first submission was made back in 2023.'

Mr Redman noted the additional information submitted relating to the landscape surrounding the dwelling, its orientation and various drawings and artist impressions submitted detailing this. He noted that good progress had been made since the application had been first submitted.

Cllr Calnan agreed that the design was very subjective and the Parish Council needs to know that WNC have considered all the points made above.

Cllr Munro asked the question of at what stage would we have expected WNC to have appointed an independent review panel.

Mr Redman explained it was normal practise to appoint a design focus group. He was unsure on WNC's specific process but would have expected a report at least on the submission so far. The review is likely to come later once the outlying consent has been received. This is the last time that the PC and others will be invited to comment before the process continues.

Cllr Harris thought that the independent panel was being appointed since the application had been 'called-in' to appear before the Planning Committee however it appears that this was not the case.

Cllr Munro closed the Open Forum.

107. Reports:

Planning:

- i) **Amended Plans/Information - WND/2023/0046** - Construction of dwelling and outbuildings, Land at Dale Farm, Harborough Road, Maidwell (Lamport Parish) Northamptonshire NN6 9JE.

Amendment Details: New drawings, 3D visuals, Addendum to D&A Statement, and Executive Summary

Deadline for comment – 14 April 2025 (PC acquired small extension)

The meeting moved to a discussion between the Councillors.

Cllr Calnan noted that since the original comments were submitted back in 2023 by the Parish Council, his view has not significantly changed. The independent peer review still needs to be carried out, the dwelling is not isolated and the design is not of outstanding quality.

Cllr Goddard agreed that there was also no change to her previous views and more information is required on the materials that will be used. Cllr Hackworth agreed and noted details required on the access road to the property.

Cllr Munro agreed that there is not enough information submitted that answers the substantial comments expressed in the original letter sent by the PC back in 2023.

Cllr Harris referred to Paragraph 80 and advised the Council that this is now Paragraph 84 in the National Planning Policy Framework. The isolation of the dwelling is still significant and the rest of the design is very subjective. The independent review panel is very important. There is potential for the application to stand before the committee in June or July however with the upcoming election and potential changes to WNC this may be delayed.

The Councillors agreed that they would like to be represented at the committee meeting. Notice of the committee meeting can be as little as 7 days. The Clerk will keep updated as much as possible.

Cllr Calnan agreed to lead the written response on behalf of the PC to the planning department. Updates will be made to the original letter sent in 2023. The PC opinions still stand and objects to the planning application WND/2023/0046.

Cllr Calnan will send a draft letter to all Councillors for review before the Clerk will submit on Monday 21st. A copy of the responses will be uploaded to the PC website and will be found until Notices.

The Council unanimously approved to object to the application. Approved. Prop: Cllr Calnan, Sec: Cllr Goddard

108. Correspondence (Additional correspondence not written below for noting only) - None

109. Date and Time of Next Meeting – The next meeting will be held on **Wednesday 14th May 2025** at 7.30pm at Loder Hall, Maidwell

Dates of Future Meetings

Wed 14th May 2025 – Annual Parish & Annual General Meeting

Wed 9th July 2025

Wed 10th Sept 2025


Wed 12th Nov 2025

Wed 14th Jan 2026

Wed 11th Mar 2026

Wed 13th May 2026

110. The meeting was closed at 20:10



Date & Signature of Chairman:

Mrs Sarah Smith, Parish Clerk
Maidwell with Draughton Parish Council

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29/04/25