

**Weston on the Green Parish Council Planning Update
Meeting 2nd November 2022**

Building Applications:

Decision Received – Permitted

22/01778/F – Robin’s Folly, Mill Lane

Demolition of existing conservatory and replacement with sun room. Not yet posted.

22/01754/CLUP – Dormers, North Lane

Addition of solar panel array on the rear roof pitch and flat roof. Certificate of Lawfulness.

Decision Received – Refused

None

Applications Withdrawn

22/02075/F – Kelberg, Northampton Road

Existing paddock adjacent to the current parking lot for large vehicles – change of use from agricultural to vehicle trailer parking area – presumably hard surfaced. OCC no objection.

Commented

Awaiting Decision

22/02571/F – Manor Farm Bungalow, B430 (adjacent to Seeney's and retail area to east of B430)

Erection of extension and porch - quite a large sitting/dining room extension to the kitchen on the back of the bungalow with raked ceiling and 2 rooflights on the southern pitch.

Commented

22/02733/F – Milestone Cottage, 3 North Lane

Single storey ground floor extension and extensive revision of internal space and roof line. Replacement of rear garage with 3 bay structure.

Commented

New Applications

22/03092/TEL – Shell Layby, A34

Application by Openreach to install a fixed broadband communications line. Details are minimal but the line (probably fibre) will be ducted from an existing source on the southbound A34 and will be strung over the access slip road to the services via two 10m light poles.

Awaiting more information on access to existing infrastructure.

22/03133/LB – Westfield Farm Cottage, North Lane

Resubmission of **22/01292/LB**. Internal remodelling of kitchen and bathroom (ground floor) and retrospective application for installation of EV charge point on the garage wall.

Resubmission includes use of limecrete for the floor substructure as advised and retention of the existing beam.

22/03175/F and 22/03176/LB – Westfield Farm Cottage, North Lane

Resubmission of **22/01291/F**. Erection of a pergola canopy to the side of the garage, including solar panels on part of the canopy.

22/03148/F – Old Police House, Northampton Road

Resubmission of permitted development from 2015 (15/01102/F). Erection of a two storey side extension and a single storey rear extension following removal of existing conservatory and rear extension. This will provide a large kitchen/family room on the ground floor and two additional bedrooms on the first floor.

In the 2015 application, concerns over the size of the extension (60% increase in floor area from original; recommended is not more than 50%). However, Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 ‘fallback position’ overruled this – hence proposal was approved. PC did not comment on the 2015 proposal.

Will investigate if the 2015 Permitted Development Order is still relevant.

22/03149/F – Old Byre, Northampton Road

Erection of a three-bay oak frame open-sided garage with games room above. This is a building of significant scale sited on the property’s eastern boundary (backing on to the B430). This will make a significant visual impact from the road. Applicant proposes it will provide some reduction in traffic noise (note shared access with Stutchfield).

Appeals

None

Tree Works:

22/02918/TPO – Weston Manor

Replacement of old TPO (relevant for 22/02964/TCA) for two areas in Manor grounds near B430 boundary.

22/02964/TCA – Weston Manor

Management of 25 trees in Manor grounds: reduce height and remove dead wood from 6 oaks in TPO area (see 22/02918/TPO) at front boundary (near pond); fell and grind 3 sycamore, 1 ash and couple of other tree types. All sycamore and ash recommended for removal.

22/02993/TCA – Barnacre, Northampton Road

Management of trees in grounds adjacent to Old Byre and Stutchfield.

A significant number of trees to be felled/reduced in height. Site is set back from the B430. There will be a visual impact from the road but there are trees left untouched and remaining trees will recover their structure over next growing year.

22/03131/TCA – North View, North Lane

Works to trees in Conservation Area. Proposal is to reduce the height of a large Yew sited on the western boundary with Peckers Corner. The tree is overbearing in the small garden and overhangs the boundary. Removal of one of two palm trees to add light to the garden.

SD 20221102