

# Byfield Parish Council

## Revised OUTLINE Planning Application DA/2017/0826 for additional two properties

Byfield Parish Council has concluded to object to the proposal to increase the number of properties in this application from 78 to 80

As a statutory consultee, Byfield Parish Council (BPC or PC) considered this application at a meeting on Thursday 21st January 2021 held via Zoom. As well as the Parish Council, there were approximately 11 members of the public present, during the meeting everyone who wished to comment on the amendments were given the opportunity to do so.

The proposal to increase the number of houses from 78 to 80 was included in documents submitted by CREATE Consulting Engineers who are engaged by the applicant to advise on transport, road safety and related issues.

The first mention of two additional properties seems to appear in the CREATE Technical Note 04 from June 2020 where on page 4 in a series of observations about Trip Generation it says:

In terms of Residential Trips, Trip Generation rates agreed in the original 2017 TA have been used as agreed. However, the number of units, originally 90 dwellings was reduced to 78 units in 2019. Within the latest TN04 ***an additional 2 dwellings are being proposed on the site where there is existing medical centre.*** (Italics and bold font by BPC)

CREATE submitted Technical Note 06 in September 2020 and in paragraph 1.2 said:

1.2 The letter is prepared in connection with planning application ref: DA/2017/0826 for the proposed relocation and expansion of Byfield Medical Centre, with formally 78 residential units (***now increased to 80 units***) on Land South of Woodford Road, Byfield, in Northamptonshire. (Italics and bold font by BPC)

Byfield Parish Council objects to the surreptitious increase in the number of proposed properties for the following reasons:

- a) The site is currently a medical centre and would require a formal change of use to residential.
- b) The existing medical centre has never been part of the proposed development site from the initial submission in Autumn 2017 and this is growth by stealth.
- c) DA/2017/0826 includes provision for a pedestrian access point from the proposed new medical centre into Knightley Close / Church Street, any new residential development would need to dovetail into this proposal to ensure that the access was not compromised and equally did not impinge on any new property built in the future.

- d) Byfield Parish Council and local neighbours have a statutory right to be consulted about such plans to ensure that issues such as access, design, overlooking, road safety, visibility splays etc are properly considered and appropriate planning conditions set by the district council. Attempting to gain planning permission 'on the back' of a different planning application is attempting to deny those rights.
- e) The requirements of an outline planning application have not been met, an indicative site layout drawing has not been provided.

Byfield Parish Council 25<sup>th</sup> January 2021