

**MAIDWELL with DRAUGHTON PARISH COUNCIL**  
**DRAUGHTON CLUBROOM**

**Minutes of the Extraordinary Meeting held on 25 May 2017**

**Present:** Cllrs Calnan (Chair), Munro, Paybody and Sanders-Hewett and Cllr Kevin Parker.

- 450. Apologies for Absence were received:** Cllrs. Cornwell and Wright
- 451. Declaration of Personal and Prejudicial Interests** under the Council's Code of Conduct related to business on the agenda – None received
- 452. Open Forum** – One person in attendance. The planning application on the agenda was spoken to by the person in attendance.
- 453. Planning Application: DA/2017/0365** Conversion of outbuildings to B1 Offices, The Hedges, High Street, Draughton, Northamptonshire, NN6 9JQ for consideration. This was amended by Daventry DC Planning Control (after conversations with the applicant) to Conversion of outbuilding into ancillary residential accommodation including home office

Parish Council to object to Planning Application on the grounds that the building would be outside of the village confines (document recently submitted to Daventry District Council). Draughton is a restricted infill village; the objectives of policy HS22 in respect of these include (paragraph 4.88 a) "to ensure that new development does not bring about the extension of the village into open countryside".

HS24 – No permission for residential development in the open countryside (unless, which is not applicable here, for agricultural or forestry workers or where the proposed dwelling is a direct replacement).

An earlier application (in 2010 by the previous owner) for residential development of the building was refused by the inspector on appeal on the basis of HS22 and 24.

Also, the Parish Council is concerned with overlooking and privacy of adjacent homes.  
 Proposed: Cllr. Sanders-Hewett, Seconded: Cllr. Paybody. Unanimous.

If Daventry DC were to approve the application then the Parish Council would suggest the following conditions:-

- That the accommodation be ancillary to the existing dwelling and may not be let out, licensed, leased, occupied or sold independently from the existing dwelling
- The building must not be used for any business other than as a home office for the occupiers of the existing dwelling
- No non-resident staff or other persons to be based, either full or part-time, at the business
- No business meetings with external third parties to be held at the premises
- Premises not to be used for warehousing/manufacturing/industrial activity
- No heavy delivery/storage or general busyness to take place
- No vehicular access to the building from the highway for business purposes
- Restriction on window openings (including but not limited to the roof pitch adjacent to the neighbouring property) in order to maintain the privacy of adjacent housing and gardens.

Proposed: Cllr. Sanders-Hewett, Seconded: Cllr. Munro. Unanimous

- 454. Date and Time of Next Meeting** – the next meeting will be held on Wednesday, 12 July 2017 at 7.30 p.m. at Loder Hall, Maidwell
- 455. Close of Meeting** – the meeting was closed at 8.00 p.m.

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*A. Cowan*

*S. Calnan*  
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 Date: ..... 12 July 2017 .....