

Draft Minutes of the Planning Committee Meeting

To discuss Town and Country Planning Act 1990 Appeal under Section 78 Planning
Application 26/02547/FP - Land to the South and East of Senuna Park

Tuesday 21st July at 7pm in the Parish Council Office, 6a Back Street

Present: Councillors: Graham Lee (Chair), Norton Mahy (Vice-Chair) Chris Button, Curtis Farrington and Joan Yates.

Also in attendance: Clerk, Sally Roberts, Deputy Clerk, Nicky Forrester.

1. **Apologies for absence.** To receive and accept apologies for absence. Apologies were received from Cllrs Duffy and Patterson.
2. **Interests** (a) To receive declarations of interest from councillors on items on the agenda, (b) To receive written requests for dispensations for declarable interests, and (c) To grant any requests for dispensation as appropriate. Where any declaration of interest involved the Chair, the meeting to agree an alternative individual to take the Chair for that item(s). No interests were declared.
3. **Minutes Proposal** to approve draft minutes of the [Planning Meeting Minutes of 6th May 2026](#). It was proposed that the Minutes were passed as a true account of proceedings and resolved that the proposal be accepted. All councillors in favour.

Standing Orders to be suspended

No members of the public were present.

Standing Orders to be reinstated

4. **Town and Country Planning Act 1990 Appeal under Section 78 : 26/02547/FP : Land to the South and East of Senuna Park : Residential development of 36 no. dwellings including creation of vehicular access off Station Road associated with parking, drainage, amenity space and landscaping.**

To consider the Parish Council's response to the above appeal, document submission closing date 5th August 2026. [Letter from Development & Conservation Manager](#) and [Appeal Questionnaire](#).
[Click here to view all documents.](#)

Tilted balance coming into effect 5 year land supply – paragraph 14 NPPF our NP is out of date because we do not have a nominated land allocation at the time the Local Plan had identified Claybush Hill Meadow as a village allocation and in the Neighbourhood Plan the Parish Council assessed the further housing requirement to be zero based on the planning authority's data. Therefore, it made a zero allocation accordingly.

The planning history of the site was reviewed:

- The original application for 46 dwellings was refused on appeal.
- A revised application for 28 dwellings was refused by NHC but subsequently approved on appeal.
- A further proposal would increase the total to 64 dwellings, significantly exceeding the original application. This would represent a dominant and intrusive presence on the edge of the village.
- The proposed housing mix does not reflect the findings in the Housing Needs Survey (HNS) which identifies a need for 1,2 and 3 bedroom properties.
- That the result of a development would produce significant urbanisation of the rural character of the area and extend well beyond the defined limits of Ashwell into open farmland.
- Is unsustainable due to its distance from essential local services.
- The proposed boundary, partly defined by relatively recent woodland planting (circa 20 years), was not considered a defensible long-term settlement boundary.
- The site would contribute to outward expansion rather than infill development,
- There are existing properties within the village currently unsold, raising concerns about the type of proposed housing planned.
- The scale of the proposed development would be approximately double that of any other development in the village.

Cllrs therefore agreed to send Ashwell Parish Council's objection taking the HNS and their previous objections, along with the above points into consideration in their submission to the Inspectorate.

Action: Cllr Farrington, Clerk, Deputy Clerk to submit a draft response to all Cllrs for their consideration and comment prior to finalisation and submission to the Inspectorate. Time crucial 5th August.