

NOTES OF THE MEETING HELD ON 13th October 2022
VISTRY, EAST HUNSBURY PARISH COUNCIL AND COLLINGTREE PARISH COUNCIL

Attendees

Caroline Holgate – Clerk, East Hunsbury PC
Claire Douglas – Chair, East Hunsbury PC
Ken Hodgson – Cllr, East Hunsbury PC

Penny Steel – Chair, Collingtree PC
Chris Wilson – Cllr, Collingtree PC

Paul Carvey – Snr Project Manager, Vistry

Apologies

Sharon Collins – Cllr, Collingtree PC

This meeting was held via Zoom as opposed to the normal catch up being undertaken on site.

Notes

It was a pleasure to welcome 2 new Cllrs onto the liaison group, namely Ken and Chris from East Hunsbury and Collingtree respectively.

S278 works – Windingbrook Lane junction

Roadspace has been booked between 31st October and 4th November to facilitate the completion of the junction which will include undertaking remedial works together with laying the final wearing course to the junction. Due to the nature of the surfacing works required and the health and safety considerations caused by the resultant narrow lanes it has been decided to consider undertaking these works overnight if required in order to limit inconvenience to the residents. This has resulted following discussions with Northamptonshire Highways who are in agreement with the principle. There are no residences in close proximity to the works.

PC will visit the Care Home during wc 17th October to advise them of the upcoming works.

Signage will also be erected prior to the works commencing in order that the residents are informed.

PC confirms the Stage 3 Safety Audit will still be undertaken upon completion of the works.

Hole 1 , Golf Course – New Entrance

Planning Permission reference WNN/2022/0783 has been obtained for the construction of a new formal entrance to the 1st hole. The date of commencement of these works is yet to be confirmed.

Hole 1 , Golf Course – ‘Missing Swale’

To date no further works have been undertaken on the above and as advised previously it still remains the intention to submit a variation to the Planning Condition requiring this once the

drainage from the M1 has been diverted, thereby minimising the flow of water under / across the 1st hole.

This is dependant upon the receipt of planning approval for Phase 2a Infrastructure, see below, which once implemented will remove the majority of water currently flowing through the drainage system under the Phase 2 land (to the west of the footpath / hedge line separating the current area of construction with the open fields) which continues under Hole 1 before finally discharging into Wootton Brook.

Archaeology

The archaeology excavation within that part of Phase 2 is now complete.

As part of these works we had the privilege of inviting 64 children from Collingtree C of E Primary School onto site together with providing an 'in school ' session to a further 14 children in Reception / Year 1.

Tree Felling

I can confirm that with the exception of 2 trees, all those identified for removal within the Arboricultural Report have been felled. The 2 trees not felled need to be assessed by an ecologist due to the possible presence of bats. This survey will be undertaken wc 17th October.

The report whilst commissioned by Vistry was undertaken by an independent consultant who are obligated to report on matters as they see them. The content of the report was therefore not influenced by Vistry. The report was submitted to WNC for information.

Phase 2a Infrastructure – Ref WNN/2022/0370

Whilst it was hoped that the Application would be determined at committee in October this unfortunately was not possible due to comments raised by the LLFA that needed to be addressed. The comments have been responded to and it is envisaged that the Application will be recommended for approval at a committee in November.

Phase 2a 425 Residential Dwellings – Ref WNN/2022/0806

Whilst comments have been received from some consultees there are some that are still to respond.

Landscaping

Landscaping will be undertaken in this planting season although the extent is still tbc.

Phase 2b Infrastructure Application Community Facility and Sports Pitches

Target date for submitting planning applications for the above is early 2023.