



SYWELL PARISH COUNCIL

Chairman Cllr John Amos

Minutes of the Extraordinary Meeting of Sywell Parish Council
held on **Monday 17th August 2026 at 7:30pm** at The Aviator, Sywell (Conservatory)

In attendance: Cllrs John Amos (Chairman), Philip Bletsoe-Brown, Paul Groom, Jeanette Freeman., Andrew Cozzolino. **Clerk:** Maureen Holliday

34/26 PUBLIC SESSION: No attendees

35/26 APOLOGIES FOR ABSENCE: Nanette Muttock

36/26 DECLARATION OF INTERESTS - None

- a) To consider any declarations of any disclosable pecuniary or other interests.
- b) To consider any dispensations or written requests for dispensation of DPI.

37/26 PLANNING: Resolution to agree responses and actions (a – d).

a) **New Applications:**

26/02159/FUL Padel Court Thistledown Holcot Rd

RESPONSE:

Planning Application 26/02159/FUL - Proposed Third Covered Padel Court, Holcot Lane

Considerations: Sywell Parish Council considered this application and resolved to **OBJECT** on the grounds of massing and detrimental visual impact, particularly because of the proposed roadside position of Court 3. The original 2024 permission was for two open padel courts with predominantly glass and mesh enclosures approximately 4 metres high. The subsequent addition of substantial roofs over Courts 1 and 2 has materially increased the scale and visual prominence of the development.

The existing roofed courts are already highly conspicuous from Holcot Lane, rising well above the roadside hedgerow. The current application proposes a further covered and clad structure approximately 9 metres high, immediately alongside the existing courts.

Massing, siting and visual impact:

The Parish Council considers that the addition of a third substantial roofed structure would result in excessive cumulative massing in this rural location.

Of particular concern is the proposed siting of Court 3 on the Holcot Lane side of the existing courts, adjacent to the roadside hedgerow. This would extend the substantial built form further towards and along the roadside and make the development still more imposing when viewed from Holcot Lane and the surrounding countryside.

A photograph is submitted showing the existing Courts 1 and 2 from Holcot Lane. The proposed Court 3 would be situated to the left of the existing structures shown in the photograph, adjacent to the roadside hedge.

The Council also notes that vegetation will need to be cut back and maintained to provide the required highway visibility. This could further reduce the screening of the proposed and existing structures.

Alternative siting:

The Parish Council considers that Court 3 should instead be relocated to the opposite side of Courts 1 and 2, away from Holcot Lane.

This would place the existing buildings between the proposed court and the roadside and could substantially reduce its visual prominence and impact upon the rural landscape.

The Council therefore requests that the applicant be invited to reconsider the layout before the application is determined.

Future use:

The proposed Court 3 is a substantial permanent roofed and clad building and is described within the application documents as Class E(d) - covered indoor sport.

The Parish Council is concerned that, should demand for padel decline in the future, such a building could potentially be capable of other Class E commercial uses.

If permission is granted, the Council therefore requests an appropriate condition restricting the building to its approved padel/recreational use, so that any future proposal for offices or another commercial use would

require separate planning consideration.

Conclusion:

Sywell Parish Council objects to the application as presently proposed because of the cumulative massing of three substantial roofed structures and, particularly, the detrimental visual impact of locating Court 3 adjacent to Holcot Lane.

The Council requests that consideration is given to relocating Court 3 to the opposite side of the existing courts, away from the roadside, and that the Local Planning Authority undertakes a site visit to assess the actual visual impact from Holcot Lane before determining the application.

38/26 DATE OF NEXT ORDINARY MEETING – 10 Sept 2026 7:30pm, Village Hall, Sywell

Chairman

Date : 10 September 2026

Future meetings : 2026: 12 Nov