

# Brampton Ash Parish Council

## Approved Minutes of Parish Council Special Meeting Monday 10 February 2014 At Dingley Village Hall, Church Lane, Dingley, 7.30pm

Present (Parish Council)	Present (Public)
Steve Power (Chair)	Mr S Guinness (left at 9.00pm)
Nick Bevan (Chair: item 3.1 only)	Mr P Martin (left at 8.30pm)
Teresa Hilliard (Minutes taker)	Mrs J Power (left at 9.30pm)
Heather Shuttleworth	Mrs C Stewart (left at 9.00pm)

Action by:

1.	<p><b>Declarations of Interest:</b> <i>To receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting</i> Cllr S Power declared an interest in item 3.1 as he is an adjacent neighbour of the property referred to in the Planning Application.</p>	
2.	<p><b>Apologies for Absence:</b> Apologies were received from Cllr R Stewart.</p>	
3.	<p><b>Planning Matters:</b> Cllr N Bevan took the Chair for the following item as Cllr S Power had declared an interest in it (see item 1 of these minutes). 3.1 <i>KET/2013/0666: Amended Application      APPLICANT: Mr P Martin</i> <i>LOCATION: 14 Hermitage Road, Brampton Ash</i> <i>PROPOSAL: Full Application: Conversion of Outbuildings</i> <i>Planning Application KET/2013/0666 (Amended application)</i> <i>Full Application : Conversion of Outbuildings</i></p> <p>Parish Councillors and interested parties discussed the plans at length, as summarised below:</p> <p>Cllr Bevan observed that the plans were not correct and the roofing, etc., was shown as being the wrong size.</p> <p>Cllr Hilliard pointed out that the boundary was still shown incorrectly because one page of the plans showed the boundary in red with only one 'dog-leg' to the southwest, whilst all the other plans show two 'dog-legs' to the southwest.</p> <p>Cllr Bevan noted that on the amended plans there was still full-height glazing at the front of the proposed snug and ground floor playroom and a glass-roofed link to the main house. Cllrs Hilliard and Shuttleworth felt that this made this part of the amended proposal visually unacceptable from the road of the village conservation area. Cllr Bevan pointed out that at the previous meeting Mr. Paul Martin (the applicant) had agreed to change the window styles and have a stone</p>	

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frontage to the link building with a slate roof to the front.

The applicant replied that the amended plans still had full height glazing and he would not be changing the application with regard to the glazing at the front: he further said that he thought that Georgian windows were 'naff'.

Cllr Hilliard asked Mr Martin whether the second storey of the rear outbuilding was really necessary as he had already made provision for a large playroom on the ground floor. Mr. Martin said he wanted a second floor as he might want to change it to a bedroom or something else (not specified).

Cllr Hilliard said that the second storey was not depicted correctly on the plans and, if built, would be seen from the road of the village conservation area.

Mrs. Jeanette Power (adjacent neighbour) pointed out that Mr. Martin's proposed second storey would be higher (at 5.5metres) than her house next door at a height of 5.25 metres and would be seen from the road of the village conservation area. However, as the amended plans did not clearly show this, the view from the road, as shown on the plans, was incorrect.

Mrs. Power also stated that, with the style of roof to the proposed second storey, rainwater would discharge onto her garden and she did not see how this could be altered. She also pointed out that the chimney changed sides, depending on which part of the proposed plans you were looking at and, therefore, this was something else that was wrong on the application.

Mr. Martin remarked that he didn't trust the scale of his plans.

Mrs. Power said she thought the plans were misleading and incorrect. She added that nobody had ever asked to look from her side of the property, even though it was suggested it would be a good idea for the scheme architects to do so.

Mrs. Power said that the location plan incorrectly depicted the drive by showing it to be a shared drive when in fact there were two separate drives to the houses.

Cllr Hilliard pointed out that there were no plans provided for the existing southwest elevation.

Brampton Ash Parish Councillors concluded that:

- The buildings and 1840's garages were existing outbuildings and the proposed plans were not in keeping and had too much glazing.
- An informed decision could not be reached as the amended plans were incorrect.

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<p>Therefore those councilors present at the meeting were unanimous in their objection to the proposed planning application and Christina Riley, Planning Officer at Kettering Borough Council (KBC) would be immediately advised of this so that parish councillors' views could be presented to the KBC Planning Committee, Tuesday 11 February 2014, as agreed by her.</p> <p>Cllr Power resumed the Chair and it was agreed that item 3.3 would be taken at this point.</p> <p>3.3 <i>APPLICANT: Mr R Stewart</i> <i>Proposed Diversion of Public Footpath GB3 in Brampton Ash (Amended Plan)</i></p> <p>Mrs Chloe Stewart explained to councillors that diverting the public footpath would allow for more space and privacy around her family's home and it would enable the driveway to the house to be widened.</p> <p>Cllr Hilliard believed that the proposed diversion held no benefit to those using the path and was more likely to disadvantage them due to the altered levels of terrain that would be involved, which would particularly affect those with mobility problems. Cllr Shuttleworth believed that the path should remain as it is and has been for several decades. Cllr Bevan felt that, at most, movement by about 10 metres was the maximum likely to be acceptable. Cllr Power could see no benefit to the village in moving the existing footpath and suggested that, instead, the public footpath should stay as it is, and a second footpath should be created for walkers approaching from the Desborough area.</p>	<p>LE</p>
<p>In consideration of the above, councillors unanimously rejected the proposal and Northamptonshire County Council would be advised accordingly.</p> <p>3.2 (i) <i>KET/2013/0826: APPLICANT: Mr Singlehurst,</i> <i>LOCATION: Field Farm, Harborough Road, Brampton Ash</i> <i>PROPOSAL: New Driveway</i></p> <p>3.2 (ii) <i>KET/2013/0790: APPLICANT: Mr Singlehurst</i> <i>LOCATION: Field Farm, Harborough Road, Brampton Ash</i> <i>PROPOSAL: Barn Conversion to Form 1 Single Dwelling</i></p> <p>Councillors agreed to support the two above (related) applications because the size of the original, mainly single-storey, building would remain unchanged and its location meant that it was not significantly visible from the main road.</p>	<p>LE</p>
<p>KBC would be informed of the decision.</p>	<p>LE</p>

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4.	<b>Financial Matters</b> <i>To approve the following payments:</i> Dingley Village Hall (hire of) £20.00 Donation to the Lighting of the Parish Church £250.00  Payment of the above two items was unanimously approved by councillors.	
5.	<b>Any other business</b> <i>To consider any other business of an urgent nature that could not be dealt with at the next ordinary meeting of the parish council</i>  There was no other business.	
6.	<b>Date and venue of next meeting:</b> <i>Thursday 20 March, 2014, venue to be advised</i>	

Meeting closed at: 9.30pm

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