

Brampton Ash Parish Council
Minutes of an Extra Meeting of the Parish Council Held
Thursday 6th July 2017, 7.30pm, At St Mary's Church, Brampton Ash

This meeting was open to members of the public, subject to prescribed regulations where applicable.

Present (Parish Councillors)

CLlr Steve Power (Chair)

CLlr N Bevan

CLlr Terry Hilliard

CLlr Wendy Brooks

In Attendance: Liz Evans (Clerk)

Public Attendee(s): None

Action by:

1. Apologies for Absence

Apologies for absence due to ill-health were received from Cllr Shuttleworth and accepted by the parish councillors.

2. Chair's Announcements

There were no announcements.

3. Declarations of Interest *To Receive Disclosures of Personal and Prejudicial Interests from Councillors On Matters to Be Considered at the Meeting*

There were no Declarations of Interest to consider.

4. Planning Matters

Kettering Borough Council 14 Day Re-notification: Planning Application KET/2017/0228

Applicant: S Guinness

Details of Application:

Conversion of 1no. agricultural barn to B1 office including the installation of mezzanine, glazed screen, roof lights and windows; and 1no. agricultural barn to residential annex including private office with associated works including 4no dormer openings, windows and external staircase. Creation of 8.no car parking spaces at The Hermitage, Desborough Road, Brampton Ash, LE16 8GP

Copies of the plans and documentation lodged for this application can be viewed at:

www.kettering.gov.uk/planningapplications

The original plans for the above application had been the subject of a parish council meeting held on 21 April 2017. Details can be found on the minutes of that meeting which have been posted on the village noticeboard and on the parish council's website www.parish-council.com/bramptonash.

Amended plans had subsequently been submitted and these were examined and discussed by councillors.

Amy Shepherdson, Development Officer at Kettering Borough Council, had advised the parish council that a requirement for the use of the proposed annex to be tied to the main residence

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only would be made as a condition of planning approval. (*Email from A Shepherdson to Brampton Ash parish council 4/07/2017*). Further, the Planning Statement & Transport Statement submitted by the applicant states that '.....Barn 1 will be purely for the private use of the house.' (*Planning Statement & Transport Statement 16/03/2017 page 7, para 2*). This clarifies the parish council's previous query as to whether the premises were intended for private use, commercial use or a mix of both.

Councillors questioned the need to provide 8 no. car parking spaces, particularly as current planning guidance indicates that 5no. should be provided (see Planning Statement & Transport Statement page 7, para 5). It was noted that, of the originally proposed 13 spaces, 2no had been removed for access to waste bins & etc and 1no. space had been re-designated for cycle/motorcycle use: this space remained large enough, however, to use as for car parking. Given that there are already 22no. existing car parking spaces on the site in its entirety, councillors believed the provision of a further 8no. spaces to be excessive.

In summary, whilst councillors were reassured to note that the conversion of Barn 1 was to be purely for residential use they considered that this factor supports the provision of a maximum of 6no. parking spaces for cars and cycles/motor cycles. Brampton Ash parish council therefore unanimously reiterates its view, as recorded in the minutes 21 April 2017, that the provision of 6no. parking spaces is a more reasonable requirement.

The clerk would inform Kettering Borough Council.

5. Date and Venue of Next Meeting:

The next regular meeting of the parish council is scheduled to take place on Monday 18 September 2017, 7.30pm at St Mary's Church.

Meeting closed at 8.00pm

Signed: Liz Evans, Clerk to Brampton Ash Parish Council
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