

Brampton Ash Parish Council
Minutes of the Extra Meeting of the Parish Council
Monday 13 November 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 Terry Hilliard (Chair) Cllr Nick Bevan Cllr John Lillie Cllr Wendy Brooks Cllr Steve Power

In Attendance: Liz Evans (Clerk)

Public Attendee(s): Mrs J Power

Action by:

1. Apologies for Absence

There were no apologies for absence

2. Chair's Announcements

Cllr Hilliard announced that she would be Chairing the meeting because Cllrs Bevan and Power both had a personal interest in the matter of planning application KET/2017/0798, as they were the owner/occupiers of properties adjacent to the site of the proposed development.

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

Cllrs Bevan and Power both declared a personal interest in the matter of to be discussed, as explained at item 2 (above).

4. Planning Matters

Planning Application KET/2017/0798

Applicants:

Mr and Mrs Martin
14 Hermitage Road
Brampton Ash

Application Details:

Full application: Conversion of outbuildings to 1 no dwelling at 14 Hermitage Road, Brampton Ash

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

<http://www.kettering.gov.uk/planningApplication/127276>

The Expiry Date for consultations is 20 November 2017

4.1 Public Representations:

In accordance with the Parish Council's Standing Orders Section 1, items d – k, members of the public were invited to make representations relating to the above planning application for a period of 3 minutes, subject to the Chair's discretion.

Mrs J Power, occupier of a property adjacent to the proposed development, expressed her concerns regarding the septic tank arrangements and the implications for hers, and others, properties. She requested that the parish council consider them in their response to the

application.

There were no other public representations.

4.2 Parish Council's Response to Planning Application KET/2017/0798:

Cllrs Bevan and Power took no part in the decision-making process, see item 2 (above).

Councillors examined the plans and accompanying documentation. Whilst they were not, in principle, opposed to developments within the village such as the one proposed, they unanimously decided to object to the application for the reasons outlined below:-

Appearance

Councillors recognise that the current state of the outbuildings does not enhance the village. They also point out that the outbuildings have never (at least within living memory) been used as habitable accommodation and they therefore believe that the development should be treated as new housing rather than as a conversion or renovation. They consider it essential that any proposed development of them preserves and enhances the appearance of the village by being fully in character with, and conserving the nature of, its location in a row of late Georgian houses. Kettering Borough Council Development Control Policies state that:

Alterations and extensions to existing buildings will only be permitted if they are carried out in a sympathetic manner in terms of design and materials, both in relation to the existing building, and other buildings in the locality

(Source: Brampton Ash Conservation Area Appraisal (adopted 22/09/1992), www.kettering.gov.uk, accessed November 2017)

The Design & Access statement section 2.3 states that 'To preserve the look and form of the building we have used minimalistic glazing throughout.' Councillors object to the extensive amount of glazing that is proposed as, far from being sympathetic to its surroundings, they believe that it would be obtrusive and out of character. Furthermore, the proposed extended roof-line, together with an over-use of glazing, would render this unsympathetic building visible both from Hermitage Road, to the front, and from the church of St Mary, which is a Grade 1 listed building, from the rear.

Parking & Safety Issues:-

Gas Tank Location

It is noted (drawing no PM_310) that parking/turning is proposed over the site of a Calor Gas storage tank and councillors are concerned at the safety implications of this arrangement with regard to a possible fire risk. There is no indication on the plans to show the depth at which the gas tank is sited.

Road Safety

The boundary line shown on the same drawing indicates that no 14 (existing property) will deprive itself of its own dedicated access to parking land adjacent to the house in order to service the parking requirements of the proposed development. There is a concern that this could lead to on-road parking by occupiers of, and visitors to, no 14 and that this, in turn, would give rise to road safety issues. Any move away from off-road parking to on-road parking would be a retrograde step in terms of road safety: more particularly, on-road parking is undesirable on this particular stretch of road given the size and frequency of farm vehicles that use the road.

Sewage Disposal

Whilst acknowledging that this is perhaps a matter for Building Control, the parish council believes that it is a serious issue which needs to be investigated and determined prior to any permission for development being given.

Councillors noted that drawing no PM_310 is annotated with the vague phrase '*existing septic tank may need to be replaced. to be determined later*' (sic). This requires clarification.

Currently there are 4 properties in Hermitage Road which are served by the septic tank on the site of no 14 and the proposed development, if connected, would make a total of 5. Given that 2 of the affected properties (no's 12 and 14) already have planning permission to provide additional bedrooms in their properties, this would increase the output of sewage discharged to the existing septic tank and would contravene the daily amount allowed without a special permit as defined by the Environment Agency

Source: <https://www.gov.uk/government/publications/sewage-discharges-calculator-for-domestic-properties> accessed November 2017

It should also be noted that Building Regulations stipulate that '*septic tanks and holding tanks should be located at least 7m away from any habitable part of a building & preferably down slope*'. The plans show the location of the existing septic tank to be closely adjacent to habitable areas of the proposed development.

In Summary

In summary, the parish council objects to the application as it stands for the following reasons:

Appearance: The excessive use of glazing renders the proposed development incongruent with the existing village scene and this is particularly the case with regard to its location in an attractive late-Georgian row of houses in a key part of the village.

Safety: The location of the gas storage tank and its proximity to a proposed turning circle and parking area is a safety concern, as is the propensity for on-road parking which is dangerous and undesirable in this location.

Sewage Disposal: This requires investigation and clarification because it has environmental and financial ramifications for several neighbouring properties as it is likely to contravene Building Regulations and Environment Agency standards.

The clerk would inform Kettering Borough Council of the parish council's decision.

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5. Date and Venue of Next Meeting:

The next regular meeting of the Parish Council is scheduled to take place on Thursday 14 December 2017, 7.30pm at St Mary's Church.

Signed: Liz Evans, Clerk to Brampton Ash Parish Council

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