

Brampton Ash Parish Council
Minutes of the Extra Meeting of the Parish Council Held
Friday 21 April 2017, 6.00pm, At St Mary's Church, Brampton Ash

Present (Parish Councillors)

Cllr Steve Power (Chair)

Cllr Nick Bevan

Cllr Terry Hilliard

In Attendance: Liz Evans (Clerk)

Public Attendees: None

Action By:

1. Apologies for Absence

Apologies for absence were received and approved as follows:

Cllr W Brooks, due to work commitments

Cllr H Shuttleworth, for health reasons

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 record.

4. Planning Matters

Planning Application KET/2017/0228

Applicant: S Guinness

Details of Application:

Change of use of agricultural barns to create 1 no. two storey office and 1 no. annexe.

Creation of 13 no. parking spaces at The Hermitage, Desborough Road, Brampton Ash, LE16 8GP

Copies of the plans and documentation lodged for this application can be obtained from the Clerk or they can be viewed at: <http://www.kettering.gov.uk/planningApplication/> then enter the application number.

Councillors examined the plans and associated documentation and commented as follows:

Item 3: Description of the Proposal

The application states as follows:

Change of use from 1 number agricultural barn in to granny annexe tied to main house.

The plans indicate that the granny annexe, which includes a bedroom and bathroom, will occupy the ground floor. Located on the first floor, the plans show a large bedroom and bathroom, which occupies the same space as the entire ground floor granny annexe. It is unclear whether this first floor development forms part of the lower floor granny annexe (which would make it a sizeable dwelling) or whether it is a separate entity. *This requires clarification.*

The plans for the granny annexe also indicate that the ground floor has a separate very large Play Room and that the first floor has a separate very large Private Office. It is unclear whether these rooms are designated for commercial use or residential use. *This requires clarification.*

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Item 17: Residential Units

Does your proposal include the gain or loss of residential units?

The application states 'No'

This response directly contradicts the response given at Item 3 (see above).

Item 18: All Types of Development: Non-residential Floorspace

The response indicates that the existing gross internal Floorspace of the B1 (a) Office is zero.

This requires clarification.

Item 19: Employment

It is proposed that there will be 3 full-time and 2 part-time employees.

Item 10: Vehicle Parking

It is noted that the application proposes 13 new parking spaces. This would appear to be significantly in excess of the number required by the response to Item 19 (above) where the requirement for parking spaces would, more reasonably, be in the region of 6 no. spaces.

If 13 extra car parking spaces are required, it could equate to 13 morning movements, 13 x 2 lunchtime movements and 13 evening movements, meaning that there would be an increase of 50+ traffic movements per day to and from the site. This, coupled with the 22 existing car parking spaces as shown on the plans, when utilised, could substantially increase traffic along Hermitage Road. Hermitage Road is a single-track road serving farming activities along its entire length. It is used by large agricultural vehicles in addition to local village traffic, and is already under pressure from existing traffic.

Councillors were concerned that the plans appear to be inconsistent with the application details. It is unclear whether the application represents a residential undertaking, a commercial undertaking, or a combination of both. *This requires clarification.* They particularly believe that, in the light of the information given, a requirement for 13 parking spaces would be more likely to suggest that this is a predominantly commercial enterprise, in which case they would request the provision of a Transport/Traffic Statement.

In view of the points detailed above councillors unanimously recorded their objection to the application. The clerk would inform Kettering Borough Council of this decision and the reasons for it.

The meeting closed at 7pm.

5. Date and Venue of Next Meeting:

The Annual Parish Meeting is scheduled to take place on Monday 8 May 2017, 7.30pm at St Mary's Church.

Signed: Liz Evans, Clerk to Brampton Ash Parish Council

tel: 01536 771470

email: bramptonashparishcouncil@outlook.com web: www.parish-council.com/bramptonash