

# Minutes of an Extra Meeting of Brampton Ash Parish Council

## Tuesday 28 August 2018, 7.30pm at the Parish Church

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

### Present (Parish Councillors)

Cllr Steve Power (Chair)    Cllr Wendy Brooks    Cllr Terry Hilliard    Cllr John Lillie

**In Attendance:** Liz Evans (Clerk)

**Public Attendee(s):** Mrs Denise Bailey

		Action by:
17/ 18- 19	<b>Chair's Announcements</b> None	
18/ 18- 19	<b>Apologies for Absence</b> Apologies were received and accepted from Cllr Nick Bevan who was attending a blood donor session.	
19/ 18- 19	<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> There were no declarations of interest to record.	
20/ 18- 19	<p><b>Planning Matters:</b> <i>To Consider Matters Relating to Planning Application KET/2018/0569</i> 1 Hermitage Road, Brampton Ash LE16 8PE Erection of stables, all-weather equestrian area and access track Details can be found at the following link to the Kettering Borough Council website: <a href="https://www.kettering.gov.uk/planningApplication/128149">https://www.kettering.gov.uk/planningApplication/128149</a></p> <p>Councillors viewed the plans and discussed the proposal. It was unanimously agreed that the parish council would forward the following comments to Kettering Borough Council:-</p> <p style="padding-left: 40px;">Brampton Ash Parish Council does not oppose the application but strongly urges that the following points to be taken into account prior to the granting of planning permission:</p> <p><b>1. Access: Proposed 3m wide access track</b> Access from this track is directly onto Hermitage Road. The parish council has campaigned tirelessly on road safety issues in the village where, far from being a quiet country lane, Hermitage Road is very frequently used as a 'rat run' by traffic travelling between the A427 and the A6, in either direction. It has particularly been observed that non-local traffic leaving the A427 very often accelerates at the point immediately prior to the proposed access, despite visibility being obscured by a bend in the road, by trees and by the telephone box. In the interests of road safety, the parish council requests therefore that the gateway to the track should be set back from the road, sufficiently as</p>	

	<p>to provide a safe pull-in for vehicles accessing the track, especially when considering the size of modern horse transport vehicles.</p> <p><b>2. Impact on Neighbouring Property</b> The parish council requests that every possible effort be made to minimise any adverse effect on the occupants of immediately adjacent neighbouring properties who are most likely to be impacted by the development. For example:</p> <p>a) Many of the trees within the site are known to be laurel trees which would presumably need to be removed due to their toxicity to horses. In the event of their removal, it is requested that alternative, sympathetic visual screening be provided for the benefit of adjacent, neighbouring properties, where it is mutually deemed appropriate to do so.</p> <p>b) The plans do not show a location for the storage/disposal of horse-muck. Whilst it is logistically unlikely that horse-muck, with its associated smell and attraction for flies and, particularly, horse flies, will be stored or disposed of close to any adjacent neighbouring property, the parish council seeks an assurance on the matter.</p> <p>c) The parish council seeks an assurance that stringent vermin control will be exercised, so as to minimise any nuisance to adjacent neighbouring property.</p> <p><b>3. Non-Commercial Use</b> It is noted that the application is for a development ancillary to Grange Farm. The parish council requests that the granting of planning permission be conditional on the site being for personal use only, with no commercial use permitted.</p> <p><b>4. Disparity in Plan Presentation</b> Councillors noted that the location plan provided by the applicant was somewhat misleading because the proposed buildings, as shown on the plan, do not accord with the scale legend shown on the bottom left of the said plan.</p> <p>The clerk would inform Kettering Borough Council of the parish council's response.</p>	LE
21/ 18- 19	<p><b>Date and Venue of Next Meeting:</b> Thursday 20<sup>th</sup> September 2018, 7.30pm at the parish church</p>	

The meeting closed at: 8.10pm

Signed: Liz Evans, Clerk to Brampton Ash Parish Council

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