

Brampton Ash Parish Council
Minutes of the Extra Meeting of the Parish Council
Thursday 25 October 2018, 7.30pm, At St Mary's Church, Brampton Ash

This meeting was open to members of the public, subject to prescribed regulations where applicable.
This meeting was recorded in accordance with the parish council's protocol.

Present (Parish Councillors)

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

In Attendance: Liz Evans (Clerk)

Public Attendee(s): Mrs Jeanette Power

Action by:

38/18-19	<p>Chair's Announcements (Cllr Power took the chair at this point) *</p> <p><u>Change to Agenda</u> Prior to commencement of the meeting councillors agreed to a late change to the published agenda, namely, Cllr Power would Chair the meeting, with the exception of Item 41/18-19, Planning Application KET/2018/0788 due to personal interest.</p>	
39/18-19	<p>Apologies for Absence None</p>	
40/18-19	<p>Declarations of Interest: <i>To Receive Disclosures of Personal and Prejudicial Interests from Councillors On Matters to Be Considered at the Meeting.</i> Cllr's Bevan and Power each declared a personal interest in Item 41/18-19, Planning Application KET/2018/0788 as they are both adjacent neighbours of the applicant.</p>	
41/18-19	<p>Planning Matters: (Cllr Hilliard took the Chair at this point) *</p> <p><i>To Consider Matters Relating to Planning Applications in and Adjacent to the Parish</i></p> <p>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 following planning applications for a period of 3 minutes, subject to the Chair's discretion.</p> <p>KET/2018/0788 Mr & Mrs P Martin 14 Hermitage Road, Brampton Ash, LE16 8PE Full application for conversion of outbuildings to 1 no. dwelling</p> <p>Public Representation Mrs Jeanette Power (occupier of an adjacent property) addressed the meeting and asked councillors to consider her concerns regarding:</p> <p>a) the likely problems arising from the applicants' proposed utilisation of a party wall between no's 12 and 14. It was noted that the existence of this party wall was not shown on the plans submitted to Kettering Borough Council (KBC): the building in question had been represented, instead, as a 'stand-alone' building;</p>	

- b) guttering to the proposed development, as shown on the plan, which would overhang her property and could only be accessed for maintenance from her property;
- c) the siting of the proposed new septic tank which is not in accordance with regulations.

Cllrs viewed the plans and discussed the application at length. It was felt that, not only were the plans lacking in sufficient detail to address the significant range of problems within the site but, also, the scale of the plans was inaccurate and misleading.

It was unanimously resolved that Brampton Ash parish council would object to the application for the following reasons:

1/ Visual Impact in Relation to Kettering Borough Council Planning Policy on Conservation Areas

The proposed development site occupies a prime position in a conservation area. Kettering Borough Council Development Control Policies (Brampton Ash Conservation Area Appraisal) 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), page 4 www.kettering.gov.uk, accessed October 2018)

All houses in the conservation area on the west side of Hermitage Road are constructed of local iron stone taken from the village quarry. All except no. 20 were built in the 1840s by Frederic Earl Spencer, since when the fronts of the houses have remained unaltered and there has been no infilling on the west side of Hermitage Road. These well-spaced houses coupled with the ancient, yet unlisted, local ironstone wall of the old enclosure that runs the full length of the east side of the conservation area and part of the west side, presents a unique and unspoilt Heritage asset in the district and defines much of the character and atmosphere of the conservation area and village.

All these houses have off street parking to the side, although it is acknowledged that the garage of 14 Hermitage Road has been altered.

If this application is approved it will harm the conservation area and its unique character and atmosphere due to its poor design. The proposed full height front window, in particular, is totally out of keeping with this conservation area and the topography at the rear is much higher than the front, resulting in a roof line at the back which is much higher than the main building and thus visible from the road. This harms the symmetry of the buildings, and the street scene, and it therefore neither conserves nor preserves the conservation area.

2/ Viability of the Site

i) Siting of Proposed New Septic Tank

There is an existing septic tank on the site (within 5 metres of the proposed conversion to a habitable dwelling) which is inadequate to accommodate additional effluent and an additional septic tank is proposed, therefore, to serve the development. It is understood that full planning permission would be required for the installation of a new septic tank. Even assuming that a new septic tank could be sited as proposed, it is unclear from the plans where its drainage field would be located as there is insufficient space to accommodate one.

Building Regulations 2010, Document H, section H2 states:

1.16

Septic tanks should be sited at least 7m from any habitable parts of buildings, and preferably downslope.

1.27

A drainage field or mound serving a wastewater treatment plant or septic tank should be located:

- a)** at least 10m from any watercourse or permeable drain;
- b)** at least 50m from the point of abstraction of any groundwater supply and not in any Zone 1 groundwater protection zone;
- c)** at least 15m from any building;
- d)** sufficiently far from any other drainage fields, drainage mounds or soakaways so that the overall soakage capacity of the ground is not exceeded.

ii) Underground Liquid Petroleum Gas (LPG) Storage Tank

It is proposed to provide 4 parking spaces within the site and councillors are, therefore, concerned at the proximity of the existing underground LPG storage tank on the site.

The siting of LPG tanks is legislated by various bodies, including the Health and Safety Executive. Their general safety advice regarding the siting of LPG tanks is summarised below:

- a)** As a general rule, tanks must be sited in a position that is away from buildings, boundaries and fixed sources of ignition. This is so the tank is kept safe from external factors. Tanks should be sited in accordance with the UKLPG guidance.
- b)** For under-ground tanks, it is important that the area immediately surrounding the tanks is kept clear of structures, traffic and deeply rooted trees, and that the ground is not susceptible to flooding or a high-water table.

iii) Car Parking

Due to the constraints of the site it seems unlikely that 4 cars could be safely parked and manoeuvred within the given space when allowance is made for safety requirements regarding the proposed new septic tank and the existing LPG tank. This is deemed likely, in practice, to lead to on-road parking and/or vehicles reversing blindly onto the narrow road.

iv) Refuse Bin Storage

As the plans do not indicate a refuse bin storage area it is assumed that they would

	<p>be stored at the front of the accommodation. Not only would this further reduce the available space at the front of the site, it would also be detrimental to the conservation area.</p> <p>The plans fail to acknowledge that the front of the site is too small to safely accommodate two septic tanks, an underground gas tank, car parking for four cars and, possibly, four refuse bins in compliance with the relevant legislation.</p> <p>The clerk would inform KBC accordingly. Expiry date for consultations is Sunday 4 November 2018.</p> <p>Cllr Power took the Chair at this point: * KET/2018/0681 Miss E Tulloch The Hermitage, Unit 2 Desborough Road, Brampton Ash, LE16 8GP Change of use from B1 office to sui generis for specialist beauty treatment (Botox)</p> <p>Cllrs unanimously resolved that they had no objection to the application but asked the clerk to seek an assurance from KBC planning department that all hazardous waste arising from the operation of the premises (eg, chemicals and sharps) should be collected, stored and disposed of in a safe manner, as required by Health and Safety legislation.</p> <p>Late Notification KET/2018/0569, 1 Hermitage Road, Brampton Ash, LE16 8PE Notification had been received after publication of the agenda that the above application would be considered by the KBC Planning Committee at their meeting on 30 October 2018, commencing 6.30pm. It was agreed that Cllr Power would attend the meeting on behalf of the parish council in accordance with KBC 'Right to Speak Policy'. The clerk would inform KBC.</p>	<p>LE</p> <p>LE</p> <p>SP LE</p>
42/18-19	<p>Date and Venue of Next Meeting: Thursday 13th December 2018, 7.30pm at the parish church</p>	

The meeting closed at 8.25pm

Signed: Liz Evans, Clerk to Brampton Ash Parish Council

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