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The Parish Councillors are summoned to an extra ordinary council meeting of the Parish Council on:

Monday 15th August 2022 commencing at 6pm

Meeting will take place in the Church Brampton bus shelter. Members of the public are welcome to attend.

Apologies to the Clerk, Sarah Stock; email theclerk@churchwithchapelbrampton-pc.gov.uk

10th August 2022

Apologies received:

2022/50 Declarations of Interest.

Councillors are asked to make declarations of interest on matters relating to this agenda.

2022/51 Public Session

Meeting adjourned for members of the public to address the council on matters related to this agenda.

2022/52 Planning matters

Council to consider and resolve response to planning applications. Applications received after the publication of this agenda may also be included.

WND/2022/0496 Eagles Nest, Golf Lane, Church Brampton, Northamptonshire, NN6 8AY

Demolition of existing dwelling. Construction of detached dwelling, garage, and detached pool house building

Rebecca Bates
Deadline: 23/8/2022

For information – comments submitted to WNC Planning in July.

Council to accept the comments from the planning advisory group (meeting held 6th July, attended by Cllr JS, WS & MM). Comments were submitted by the clerk under delegated powers on 6th July.

The council makes the following observations and objects to this proposal as follows:

- Golf Lane is subject to Special Planning Guidelines and this application breeches those guidelines as it is:
 - Too close to the boundary of the neighbouring property, a minimum of 5m should be preserved between the boundary of the dwelling and that of the plot.
 - It constitutes an unacceptable amount of back land development resulting in the loss of privacy, outlook, and noise of neighbouring properties.
 - Causes loss of privacy from adjacent buildings from first floor balcony
 - The proposed garage sits forward of the building line and should not.
- This development constitutes overdevelopment of the residential building.
- There is insufficient visitor parking

- The deeds of the building state that the side windows on the southern elevation must be obscured glass (it is unclear from the plans if this measure has been observed)

The council is concerned about the impact the basement excavation will have on drainage in the area. The council is also very apprehensive about the excavation works themselves, as the volume of soil that would need to be removed would require very large vehicles for its removal. The house sits on a single-track road which is well below usual highway standards with little room to manoeuvre. It is likely that any very large vehicle would not easily access the property, cause wear to the road and the shrubbery. If vehicles are static in the roadway for longer than a few minutes, it does cause an unacceptable inconvenience all the residents on Golf Lane.

Date of next meetings: September 15th, October 13th (to avoid half term), November 17th.