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Minutes of the Extra Ordinary Parish Council Meeting held on:

Saturday 3rd September commencing at 9.30am. Meeting took place at Church Brampton Bus Shelter.

Minutes taken by Sarah Stock, Clerk to the Parish Council

Attendees: Cllrs Jill Slinn, Robin Green, Mick Macmain, William Shearer, Stephen Crane, Margaret Green, Richard Gent

No apologies from Cllr Angharad Garner

2022/53 **Declarations of Interest.** No declarations of interest on matters relating to this agenda.

2022/54 **Public Session.** No member of the public attending

2022/55 **Planning matters**

Council agreed responses to the following planning applications

WND/2022/0486 Everglades, Golf Lane, Church Brampton, Northamptonshire, NN6 8AY	Demolition of existing house and construction of new house.	Tim Cantwell, 5/9/2022
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No observations.

WND/2022/0645 Rydal House, Golf Lane, Church Brampton, Northamptonshire, NN6 8AY	New dwelling.	Rebecca Bates 7/9/2022
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Golf Lane is subject to Special Planning Guidelines and this application breaches 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 a new dwelling and that of the edge 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 council is apprehensive about the excavation works, 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.

WND/2022/0704 Woodthorpe 22, Cedar Hythe, Chapel Brampton, Northamptonshire,	Removal of two trees subject of tree preservation order DA46	Michael Venton, 9/9/2022
WND/2022/0728 Woodthorpe 22, Cedar Hythe, Chapel Brampton, Northamptonshire, NN6 8BG	Construction of single storey rear extension, conversion of existing garage to utility and office, construction of detached single garage to rear of dwelling.	Tim Cantwell, 14/09/2022

The council note that the trees are healthy trees situated within the conservation area. The council considers that the removal of the trees would be detrimental to the character of Cedar Hythe.

This property is in a conservation area. The council consider that removal of the wall and repositioning the door will have a detrimental impact on the street scene. Furthermore, the proposed new garage/extension will have a serious detrimental effect on the trees that will be retained particularly a very nice large Sweet Chestnut specimen, they have applied to remove a False Acacia and a Sycamore, but the garage will impact negatively on all the trees in the area.

Given these concerns, the council object to this proposed development.

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