

# Church with Chapel Brampton Parish Council

Minutes of the Planning Meeting of the Parish Council on **Saturday 5<sup>th</sup> August 2017 at 9.30 am.**  
at **Chapel Brampton Bus Shelter**, Welford Road, Chapel Brampton

## ***Record of Attendance and Apologies***

***Attendees*** Mrs J Slinn – Chairman Mr D Bland  
Mr R Green Mr B May  
Mr M Macmain Mr R Gent

***Apologies received and accepted from:*** Mr W Shearer

### ***17/0104 Declaration of Interest***

Mrs J Slinn (Client) and Mr R Green (Neighbour) declared interest in DA/2017/0612

### ***17/0105 Meeting adjourned for comments/questions from parishioners***

No members of the public present.

### ***17/0106 Planning applications for consideration***

**DA/2017/0637** – First floor extension of existing garage at Poyntz House, Harlestone Road, Chapel Brampton NN6 8AW

The council found no grounds for objection or comment.

**DA/2017/0612** – Demolition of existing dwelling and construction of two detached dwellings and garages at Everglades, Golf Lane, Church Brampton NN6 8AY

The council wish to object to this application initially because of the inaccuracies of the application and plans which do not show the true location of the property to the right of the plot (Rosebank) or the existence of garages on the plot to the left (Rydal House); That more trees on both boundaries would obviously be required to be removed than has been indicated; that there are no dimensions shown either of the positioning of the two dwellings on the sites or of the dwellings themselves; and the claim that the property lies on a public transport route which consists of one bus per week in both directions is stretching the case a little too far.

However, the admission that the width of the plots would be no more than 24 metres wide, contrary to the minimum 25 metres required by the

Supplementary Planning Guidance, Residential Development Guidelines for Church Brampton (SPG) approved by Daventry District Council Planning Committee, are sufficient grounds for refusal of this application.

The SPG does stipulate that a minimum of 5 metres shall exist from the building to the boundary and a minimum of 10 metres between new and existing buildings. We believe that the size and character of the two proposed dwellings would be such that these minimum dimensions could not be met.

The design layout of the properties with garages place the dwellings considerably forward of the existing building line of Golf Lane ( a point accepted by DDC when the adjoining Rosebank applicants wished to place two dwellings on that land in front of the building line). This situation is not only against the SPG but also DDC policy. The building of garages in front of the dwelling is also against DDC policy and the SPG. The building of accommodation above detached garages is also against DDC policy which is proposed for the right hand plot. This accommodation is proposed to be accessed via a stairway on the front of the garage facing the main carriageway which the council feel is unacceptable.

The trees on the front boundary are covered by TPOs and the proposed access driveway splay and width does not meet Highways standards for dual access properties and the required standard could affect these trees.

Overall, the council considers the two dwellings to have been designed to fit on the plots created by the demolition of the single property (also against the presumptions of the SPG) in such a way that is not in keeping with the standards prevailing in the SPG area. This positioning, effectively at right angles to the carriageway, will result in several of the windows on the boundary sides overlooking neighbouring properties, particularly with the inevitable removal of existing boundary screening.

**DA/2017/00593** – Construction of new dwelling (revised scheme) at Croft House, Church Lane, Church Brampton NN6 8AT

The council had no further objections to the revised scheme (positioning of the access driveway) other than concerns expressed previously regarding the positioning of a detached garage in the front garden.

**DA/2017/0678** – Construction of fence to replace hedge on top of existing retaining wall (retrospective) at Grangewood, Back Lane, Chapel Brampton NN6 8AJ

As the hedge had been the subject of much correspondence with the occupiers over years and had been planted after the Conservation Area was created (the actual site being viewed from the CA but not within it) the council wished to support this application.

The meeting closed at 10.22am

***Date of next meeting 21<sup>st</sup> September 2017***