

Church with Chapel Brampton Parish Council

Minutes of the Planning Meeting of the Parish Council on **Saturday 2nd December 2017 at 9.30 am.** at **Church Brampton Bus Shelter, Harlestone Road, Church Brampton**

Record of Attendance and Apologies

<i>Attendees</i>	Mrs J Slinn – Chairman	Mr D Bland
	Mr R Green	Mr M Macmain
	Mr R Gent	Mr B may
	Mr I Costello	Mr P Stansfield

17/149 *Declaration of Interest*

Councillor Slinn – Applicant of DA/2017/1112 Client
Councillor Green – Neighbour to application DA/2017/1112
Councillor Macmain – Agent for application DA/2017/0550

17/150 *Meeting adjourned for comments/questions from parishioners*

The Applicant and the Agent (Mr L Randall) for application DA/2017/1112 were present and explained the amendments which had been made to the original application following the objections made by the Parish Council.

17/151 *Planning applications for consideration*

1. **DA/2017/1112** – Demolition of existing dwelling and construction of two detached dwellings and garages (revised scheme) at Everglades, Golf Lane, Church Brampton

The Council considered the application and wish to object on the grounds that it is still contrary to the Supplementary Planning Guidelines (SPG) - Residential Development Guidelines for Church Brampton approved by Daventry District Council which seeks to control the over-development of this area of Church Brampton in the following respects:-

The application calls for the existing dwelling on the site to be demolished and the SPG presumes against such action specifically calling for consideration against the merits of the replacement dwellings. The proposed two dwellings are positioned at right angles to other properties in the Lane in order to achieve a split in the plot.

That split still results in both plots being less than the 25m widths called for in the SPG. The applicants submission refers to narrower frontages in the area but these were highlighted in the SPG as historical measurements and were the reason for the SPG guideline of 25m being stipulated. Adjoining properties highlighted were built before the SPG came into existence.

The drawings supplied do not show the dimensions of the two proposed properties and from the available drawings it is considered that actual sizes of the buildings would be such that the 5m to boundary and 10m between the two new properties could not be achieved as required by the SPG. This conclusion is aided by the ridge height of property A being different from the front to when viewed from the side which would indicate drawing errors relating to the width of the property.

Two access points to the narrow Golf Lane are shown on the drawings and a similar situation on an application for the adjoining plot (Rosebank) was one of the reasons for refusing the application for two dwellings on that site.

The Council noted the applicant's submission that 'all of the windows on the boundary side to be obscured on both the ground and first floors of both new dwellings'. This is to avoid an overlooking situation to adjoining properties.

2. **DA/2017/1068** – Works to fell a tree to TPO DA160 at The Grange, Golf Lane, Church Brampton
The Council had no objections to this application
3. **DA/2017/1093** – Works to trees subject to TPO DA160 at Rosebank Cottage, Golf Lane, Church Brampton
The Council had no objection to this application
4. **DA/2017/1094** – Works to trees subject to TPO DA492 at Everglades, Golf Lane, Church Brampton
The Council had no objection to this application
5. **DA/2017/1095** – Works to trees subject to TPO DA158 at Derrycroft, Golf Lane, Church Brampton
The Council had no objection to this application
6. **DA/2017/1096** – Works to trees subject to TPO DA160 at The Paddocks, Golf Lane, Church Brampton
The Council had no objection top this application
7. **DA/2017/0550 (Amended)** – Demolition of existing barn and construction of self-contained granny annexe at 4 Northampton Road, Chapel Brampton
The Council understood from the applicants agent that further amended plans had been submitted and these would be awaited before commenting.
8. **DA/2017/1021** – Work to trees subject to TPO DA357 and DA361 at Merry View, Back Lane, Chapel Brampton (amended description)
The Council had no objection to this application
9. **DA/2017/1127** – Work to trees subject to TPO DA19 at Crinan House, Back Lane, Chapel Brampton
The Council had no objection to this application

17/152 Finance

Accounts for Payment

J Slinn £59.96 (54.72 + VAT 5.24) for the purchase of litter warden equipment – cheque number 1892

P W Warden £433.20 (361.00 + VAT 72.20) for grass cutting – cheque number 1893

These accounts were approved for payment by the Council

The meeting closed at 10.08am.

Date of next meeting 18th January 2018