

BRINGTON PARISH COUNCIL

Minutes

of the Extraordinary Meeting of Brington Parish Council which took place on Thursday 1st November 2018 at 7.45 pm in the Reading Room

Present Cllr. St Norey (Chair), Cllr. J. Gardner; Cllr. J Milne, Cllr. J. Bateson, Cllr. L. Iles

- E11/18.19 To receive and approve apologies for absence
Apologies were received and accepted from Cllr. K White and Cllr. K. Bright
- E12/18.19 Members are requested to make any declarations of personal or prejudicial interests relating to items on this agenda.
- E13/18.19 Members of the public invited to address the council (3 mins per person, limited to 15 minutes)
6 Members of the public attended the meeting
1. The applicant spoke explaining the history of the dwelling and the context of the planning application. He also explained the amendments which had been made to the original application
 2. A neighbour spoke in opposition of the planning application on the grounds of overdevelopment, loss of amenity, increased traffic and risk to the highway
 3. A resident queried the veracity of the forms which were used for the application
- E14/18.19. Planning Applications:
To consider a planning application, comments on which must be received by DDC before the date of the next Ordinary Meeting of the Parish Council

Appl. No	Description	Location	Date for Comments
DA/2018/0657 (Amended)	Conversion of outbuilding to form self contained residential annexe including construction of single storey side extension	Manor Farmhouse, Main Street, Little Brington, Northants, NN7 4HS	7.11.18

Councillors discussed the application at length asking questions where appropriate.

RESOLVED To object to the amended planning application and agreed the following comments.

1) Over development and Safety on the Public Highway – At the meeting of 1 November 2018 the Applicant articulated the reasons for the development – this being to accommodate elderly relatives and not as previously intimated by other Parishioners for an extension to the Applicants Air B&B offering.

Concerns in this respect revolve purely around the sufficiency of off road vehicle parking for the entire Manor Farmhouse complex due to the location of the property in relation to cross roads and other properties. Insufficient evidence has been provided to demonstrate that suitable off road parking is cumulatively available for the occupiers of Manor Farmhouse, the existing annex to Manor Farmhouse used for residential purposes and the proposed development and that the effect of further residential development in this location would not result in additional street parking which would create a road safety issue.

Consideration should also be given to the recently adopted Village Design Statement which states under guideline H1 that "On-road parking by residents and visitors cause problems with obstruction in some places, and reducing the number of cars parked on roads in the villages should be a priority for any future development to prevent making matters worse".

In order for the Parish Council to reverse the objection under this heading, they would require the following:-

- a) A condition to any approval that the development referred to in this application is not be used for any commercial rental purpose.
- b) The confirmation from a relevant Highways Expert (including a layout that will form part of the application) that there is sufficient parking at the Manor Farm complex for the occupation of the whole of the property.

2) Loss of amenity

- a) The Parish Council considers that the Velux windows forming part of the application result in an unacceptable loss of private amenity for the adjoining neighbours and would request that the new Velux windows are relocated to face the Manor Farmhouse complex as opposed to the orientation set out within the current application i.e. facing adjacent properties.
- b) The Parish Council notes the addition of shutter screening to the gable end window to address privacy concerns and would expect such a permanent fixture to be a condition of any approval

. 3) Location and height of proposed wood burner flue – The Parish Council appreciates that the flue has been relocated however they would require a condition applied to any approval that due to the levels of adjacent properties the installation is confirmed as acceptable by Building Control.

E15/18.19 Date of next Ordinary Meeting

Wednesday 21st November 2018 at 7.45. pm Items for the agenda by Tuesday 13th