

BRAYBROOKE PARISH COUNCIL

MINUTES of a PLANNING MEETING
Tuesday 29 September 2015
in The Village Hall, Braybrooke at 7.00 pm.

1 ATTENDANCE and APOLOGIES

Present: Councillors: Mrs. D. Berry (Chair), Mrs. A. Beardsmore, Mr. N. Glazebrook, Mrs. M. Jessop, Mr. G. Normand, Mrs. K. Stanley

In attendance: Mr Tim Ward, Everards Brewery

Apologies: Frances Allbury (Clerk)

Parishioners: 9

2 PUBLIC PARTICIPATION

Detailed under specific items below.

3 DECLARATIONS OF INTEREST

Cllr Glazebrook declared an interest in Item 4.2

Cllr Jessop declared an interest in Item 4.1

4 4.1 KET/2015/0627 Snow Gold Developments

16 School Lane, Braybrooke LE16 8LS

Front floor front and rear extensions, single storey rear extension forming link lobby between existing house and outbuildings, conversion of outbuildings into habitable accommodation and detached double garage.

Councillors felt that the garaging was entirely out of context in relation to its size and positioning, dominating adjacent small gardens. Strong objections were raised to the work on the trees fronting School Lane, apparently commenced without permission, and Councillors said that work should cease immediately pending permission. Concerns were also raised about the risk of possible flooding which needed to be addressed.

4.2 KET/2015/0727 Everards Brewery

The Swan Inn, 18 Griffin Road, Braybrooke

Single storey side and rear extension

Villagers raised concerns regarding customers of The Swan parking partly on adjacent footpaths making access difficult for residents, especially dog walkers, families with push chairs and wheelchairs users. It was suggested that a nearby grassed area could be used as additional car parking Mr. Ward representing the brewery which owns The Swan said that the area in question had planning permission for a single dwelling, but he would make further enquiries from the Planning Officer. It was agreed that the response from the Parish Council should emphasize the parking problem and the need to address this in relation to the adjacent land before permission is granted by KBC.

4.3 KET/2015/0773 (Harborough DC reference 15/00636/OUT

Land at end of Dunmore Road, Market Harborough. Consultation on erection of 40 dwellings with associated access, pedestrian links, public open spaces, car parking, landscaping and drainage.

Referring to the objections raised at a Planning Meeting on 21 July 2015 when the original plans were examined, despite a reduction in the number of proposed dwelling, all points raised then were still pertinent now and would be reiterated to the Planning Department once again.

4.4 KET/2015/0491 HID Estates Limited

Amended Plans: Approval of Reserved Matters: demolition of primary school and construction of 14 no. dwellings.

Cllrs Berry and Stanley are meeting with the developers and will raise the following items of concern:

- the boundary currently runs through the middle of existing hedging. A detached Land Registry search will be undertaken to establish the precise location of fencing.
- establish the size and openness of the proposed playground. The Parish Council would like input into the type of play equipment to be installed, and seek confirmation as to who will maintain it.
- bungalows were included in the original plan but not on the revised version. Cllrs Berry and

Stanley to investigate.

- Councillors need assurance on how the bats currently nesting in the covered play area will be accommodated and looked after in the future.

4.5 KET/2015/0607 Mr. N. Jennings

Braybrooke Lodge, Park Hill, Braybrooke

Single storey extension to south elevation

This application has been approved by KBC.

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DATE OF NEXT MEETINGS

Provisional Planning Meeting: Tuesday 20 October 2015

Parish Council Meeting 17 November 2015, both in the Village Hall commencing at 7.00 pm.

There being no further business the meeting closed at 8.00 pm

Signed:

Date: