

BRAYBROOKE PARISH COUNCIL

MINUTES of a PLANNING MEETING
Tuesday 19 December 2017 in the Village Hall, Braybrooke

1 ATTENDANCE, APOLOGIES, DECLARATIONS OF INTEREST AND DISPENSATIONS

Present: Cllrs. G. Normand (Chairman), Mrs. A. Beardsmore, N. Glazebrook
Apologies: Cllrs Ms. F. Kinnear, M. Kingston and the Clerk Mrs .Frances Allbury
In attendance: None
There were no Declarations of Interest or Dispensations.

2 PUBLIC PARTICIPATION

No comments to report

3 PLANNING APPLICATION

KET/2017/0996: Mr & Mrs Giles

Ritches Lodge Farm, Harrington Road, Braybrooke

Proposal: Part 3 Class Q Determination - Agricultural Building to Dwelling: Conversion of agricultural building to 1 no. dwelling.

Councillors consulted the legislation (section 3 of Town and Country Planning (General Permitted Development) (England) Order 2015) ("The Order") under which the authority is asked to determine whether the application is a permitted development within the terms of Class Q, and believe that the application does not comply with the conditions for being a permitted development.

Condition Q1(a) requires it to have been used solely as part of an established agricultural unit. It was not clear how an agricultural unit is defined but it is not part of the main farmyard complex and is in an isolated position some distance from it with no access to existing services.

The structural investigation shows that the structure has a "muck floor" and to turn it into a residence would require "additional foundations to support a new perimeter wall" and "a new ground floor slab ... covered with a damp proof membrane, insulation and a screed ...to support lightweight partition walls ...". This in effect means new foundations and floor, going well beyond the building operations permitted under condition Q1(i) which do not include laying foundations or a floor. Councillors do not believe that in any real sense the use of this steel framed cattle shelter to define the outline of a residential unit could be called a conversion.

The location of the building makes it otherwise undesirable for reasons of rural planning policy to turn it into a dwelling house and it should not be permitted under condition Q2(e). Councillors noted that the effect of the application would be to permit a residential development contrary to the thrust of planning policy against development in open countryside. Successive Planning Inspectorate decisions on Greenfields, very close to the site of the application, have determined that development in this location is inappropriate.

The Parish Council therefore oppose the proposal. It amounts to a complete new development which should require full planning permission.

4 DATE OF NEXT MEETING

Parish Council Meeting Tuesday 16 January 2018 in the village hall at 7.30 pm

The meeting concluded at 8.10 pm.