

# BRAYBROOKE PARISH COUNCIL

MINUTES of a PLANNING MEETING  
Tuesday 30 April 2019 in the Village Hall, Braybrooke

## 1 ATTENDANCE, APOLOGIES, DECLARATIONS OF INTEREST AND DISPENSATIONS

Present: Cllrs. F. Kinnear, G. Hague, G. Normand (Chairman),  
Apologies: Cllrs P. Cleland and V. Cleland, Clerk Mrs F. Allbury  
In attendance: 1 parishioner  
There were no Declarations of Interest or Dispensations

## 2 PUBLIC PARTICIPATION

Parishioner commented on the planning application to be considered. The proposed external treatment would be quite incongruous in Newland Street. The village historian had commented that in past centuries properties in that area would have been gated, but times had changed considerably and there are now no gates in the street which is not well made up and is reverting to a rural lane. For both these reasons he objected to the proposal which would change the character of the street and indeed of the village. He had consulted the neighbours who did not object to the new windows in the roof because they would not significantly increase the amount of overlooking.

## 3 PLANNING APPLICATION

KET/2019/0244: 11 Newland Street, Braybrooke

Full Application: single storey rear extension, side porch and revision of front porch. Loft conversion with dormers to front and rear windows. Alterations to garage, front wall and creation of entrance gates. Timber boarding to front gable, brickwork to rear extension and front wall and render to rest of property.

Councillors examined the documents relating to this planning application and commented that in the interests of protecting the character of the village and of preserving the privacy of the neighbours, for the following reasons asked that this application be refused.

Councillors were very concerned about the proposed external treatment: cladding and rendering to replace the brickwork at the front. It is the central house of 5 that were built as a coherent group all in the same brick. The proposed change of appearance would be discordant and destroy the integrity of the group.

The proposed gate to the front yard would introduce an urbanising feel to what is essentially a rural track. It was noted there are no other gated properties on Newland Street. It was not clear on the exact position of the gate relative to the property boundary but because it has to open outwards it appears to encroach into the highway.

Together, these proposals if allowed would change the character of the road.

Councillors made no comment on the proposed internal changes, nor on the extra storey built into the roof: it does not change the total height of the house and its windows would not significantly change the extent of overlooking of neighbouring properties.

However, Councillors were concerned to note a proposed flat roof at first floor level, rear, with a full height window or French door opening onto it. If this were to be used as a balcony, as seems inevitable, it would be a gross and unacceptable intrusion into the privacy of the next door garden (no 13).

Finally, Councillors pointed out that the property is situated in the village conservation area which emphasises the objections already raised to this planning application.

## 4 DATE OF NEXT MEETING

Parish Council AGM Tuesday 21 May 2019 at 7.30 pm.

The meeting concluded at 8.00 pm.

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