

**GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL**  
**MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON MONDAY 17<sup>TH</sup>**  
**AUGUST 2015 at 7.30pm.**

**Members present:** Councillors N Batchelor (Chair), M Rowley, D Watson, A Gordon, J Padwick, D Rushton, T Bailey, and C Buckseall.

**Apologies:** Councillors D Hodkinson, K Harden.

**Also present:** Six members of the public.

This meeting was called to discuss two planning applications received by the Parish Council after the deadline for the agenda for the previous meeting had passed, with the Planning (comments) deadline date being before the next Parish Council meeting.

**PLANNING APPLICATIONS**

**There is one planning consideration – the second application is for listed building consent.**

*Application Number: **KET/2015/0584***

*Advert Reason: Affects a conservation area, Affects the Setting of a Listed Building*

*APPLICANT: Mrs R Askew*

*LOCATION: The Croft, 16 Queen Street (land adj), Geddington*

*PROPOSAL: Full Application: 1 no. dwelling*

*Application Number: **KET/2015/0621***

*Advert Reason: Affects a conservation area, For Listed Building Consent*

*APPLICANT: Mrs R Askew*

*LOCATION: The Croft, 16 Queen Street (land adj), Geddington*

*PROPOSAL: Application for Listed Building Consent: 1 no. dwelling with alterations to existing lean-to for vehicular and pedestrian access.*

**PUBLIC SESSION**

Mr & Mrs Askew were present and Mrs Askew stated that she wished to state their case for building a new dwelling within the grounds of The Croft. They had been given some pre-application advice by KBC Planning which had fed into the present application. Changes included using more sympathetic materials, and the addition of stone walls and slate roof.

There may be a further application submitted at a later stage to convert The Croft back into two buildings, as it was originally. Access is from the rear of the plot, via barns and riding stables, this access would be extended. The front of the property would however face the road.

Cllr Batchelor said that The Croft is of significant heritage aspect and should be seen in its entirety.

Mrs Askew said that at present the 17<sup>th</sup> Century barn was joined to the house. More housing was needed, ideally within the village boundary and Queen Street had an eclectic mix of buildings.

She stated that the planning application concerning the wall stipulated that the foliage had to be planted or grow back. Mrs Askew stated that even without the foliage, only the roof line and chimney would be visible, so the street view would not change. She added that the heritage survey says that each planning policy has been addressed. A tree survey was also commissioned.

The Askews had originally wanted an eco-house, but in line with pre-application advice the plans now show a sustainable oak frame clad in stone.

One house is affected as regards to overlooking. The two windows that overlook will be of obscured glass (bathroom) and a stained glass window.

Parking – at the end of the Croft is a barn, with parking space for two cars. However, there is plenty of room for car parking. Mrs Askew said that the present and future applications would create three family homes.

Cllrs Bailey and Gordon asked further questions relating to parking and access.

As regards to large vehicles such as removal lorries, ambulance etc., The Croft has legal access via a gateway. A wall would have to be partially demolished however to provide adequate access. Land for access would remain freehold when any new build took place.

Cllr Watson reminded all of the needs of the village, with two new affordable houses created.

Other members of the public present were asked what their thoughts were. One property had concerns that they may be overlooked by the bedrooms, but to a large extent they were now somewhat reassured that they will not be. 18A Queen Street had no objections, but was present to voice the concerns of his neighbour (18B) who could not be present. The main concerns were:-

Close proximity of the property.

Loss of privacy as a result of the application.

Impact of the building on neighbouring properties.

Chimney stack pollution.

Loss of sensitive trees.

18B Queen Street felt that there should be further investigation into issues raised by the plans from her prospective.

Cllr Watson asked what land would be retained. Mrs Askew stated that it would be The Croft and Croft Cottage.

*Cllr Rowley and one member of the public left the meeting at 7.55pm.*

Cllr Batchelor clarified that the overlooking element consists of two first floor windows that may overlook existing properties. Mrs Askew reiterated that one window will be obscure (bathroom window) and one would be stained glass. It was believed however that the roof lights will overlook 18B. Mrs Askew said that she was willing to plant an additional tree to alleviate this.

Cllr Padwick was also concerned as to the proximity to no.18B. He believed that you would not be able to see into the house, but may be able to see into the garden. He clarified that the build is seven metres from 18B's property.

18A Queen St highlighted the proximity of the building to the wall (in the passageway), and was informed they any build has to be a minimum of five metres from a listed building, therefore the build cannot take place within five metres of The Croft. Noted as well that the wall is listed because it is attached to The Croft. No.18B had conveyed that if the new development was seven metres from their property the overlooking factor (by several first floor windows) would, to some extent, lessen.

Cllr Watson highlighted the lack of access. It was commented that a ladder can be placed over the wall if there is an emergency. In response to health and safety issues, the same access could be carried out if an ambulance was required. The access will be through the metal gates (to the rear) which are wide enough for an ambulance. Mrs Askew explained that there is plenty of turning space within the drive. The legal requirement is to provide two car parking spaces.

In response to a question as to total build materials, Mrs Askew said the foundations would be piles, still beams used, an oak frame, external walls would be stone, the windows and doors to be of hardwood, and a roof slate. The stone has been sourced from Brigstock – this is the best match to the wall.

Cllr Rushton enquired as to the three trees that must be replanted. They can be moved from their previous site, but have to be seen from the road. Mrs Askew added that 65 metres of yew hedging has to

be replanted alongside the front wall. She added that once this is completed only the roof line will (possibly) be seen.

Cllr Buckseall was concerned that it would be a substantial build on a large area within the conservation area.

Cllr Bachelor said that there were two views – of The Croft, and of the garden at the side. He added that this was the pattern of infill within the village.

The public part of the session then closed.

Cllr Gordon said that visually it detracts from The Croft with it being a Grade 2 listed building and he is not happy with the access issue. Cllr Watson also again highlighted the difficulties with the access. Cllr Padwick said that KBC would need to address the access issue; you have to have access in times of emergency. He said that this needed to be a condition of the application. He was also concerned as to the overlooking element.

Cllr Rushton was happy that on the whole the application was supported, but there were concerns as to access issues.

Cllr Buckseall was also concerned with the access, but supported the idea of the area generating two more homes that fitted in with the surroundings.

Cllr Bailey raised the neighbour concerns, but acknowledged that an additional tree would help to alleviate this and he was comfortable with the provision of obscure glass. He would like to see the build moved over to help with the issues that 18B had raised, but he realised that The Croft's proximity had to be considered. He would like to not see the house being built because of access issues.

Cllr Gordon pointed out the discrepancy between the two planning applications. (Note: this was resolved the next day – one application referred to The Croft as a listed building application.)

Cllr Padwick proposed that the Parish Council accepts the application with the concerns highlighted below being part of the acceptance:-

1. Windows on the 1<sup>st</sup> floor overlooking the southwest elevation be obscured.
2. The materials on the application KET/2015/0584 are strictly adhered to.
3. The proviso for the Askew retaining the right of access through to the rear of the metal gate by Croft Cottage.
4. The Parish Council have concerns about the access to the property as a whole – KBC Planning to explore this issue further.
5. Trees built in line with the conditions stated – to also be in line with the build of the front house.
6. Build line to be moved if at all possible – KBC Planning to find out how much this can be accommodated as to proximity to The Croft but bearing in mind the issues that will affect 18B Queen Street in particular.
7. The applicants to consider the application as a whole - the impact on surrounding properties should be explored.

The comments to be sent to KBC Planning were seconded by Cllr Bailey.

4 Cllrs were in favour of the proposal, 3 Cllrs abstained, and no Cllrs were against.

The meeting closed at 8.42pm.