**NORTH LUFFENHAM PARISH COUNCIL**

**PLANNING COMMITTEE**

Draft Minutes of the Planning Committee Meeting of North Luffenham Parish Council held in the Cricket Club on Monday 1st February at 1000 am.

**Present**: Cllr Smith (Chairman), Cllr Burrows, Cllr Cummings

There were 2 members of the public present.

**INTRODUCTION**

1. By way of introduction, the Chairman stated that the main purpose of calling the meeting was, under devolved authority, to consider the planning application concerning the development of a dwelling with garage at Ketton Fields, Ketton Road, North Luffenham (Planning Application Reference: 2015/1145/MAJ) and the related proposal to build a new stable block within the domestic curtilage of Ketton Fields, Ketton Road, North Luffenham (Planning Application Reference: 2015/1144/FUL).

2. The Chairman confirmed that all meeting papers had been posted on the website in compliance with transparency regulations. He requested Cllr Cummings to take the formal record of the meeting.

3. **ITEM ONE - APOLOGIES**. The Chairman indicated that he had received apologies from Cllr Sewell.

4. **ITEM TWO – DECLARATIONS OF INTEREST.** No declarations of interest were made.

5. **ITEM THREE -** Consider planning application relating to demolition of the existing house, annex and garage and construction of a replacement dwelling with garage at Ketton Fields, Ketton Road, North Luffenham, ref 2015/1145/MAJ.

6. The Chairman stated that the Parish Council is a statutory consultee in such cases and can respond by objecting, supporting or “having no view”. The Parish Council can take into consideration conservation issues, highways, environmental issues and the views of neighbours.

7. The Chairman stated that members of the Planning Committee had visited the site and discussed the proposals in detail with the owner. He outlined the proposal to demolish the existing property and replace it in a slightly different location with a similar sized property built in a Queen Anne style, which would be faced with an artificial stone-like material. The Chairman sought the view of the Committee regarding the application:

8. Cllr Cummings commented that from the Design and Access Statement it was apparent that:

* The site was set well back from the road and the proposed development did not have any significant impact on any other properties.
* He did not consider that the property, though a period Ancaster development, had no significant historical or architectural importance and was not a particularly attractive building
* It was apparent that the new build would include significant improvements in terms of energy efficiency.

9. Cllr Burrows opined that:

* In principle he did not support the idea of demolishing a perfectly adequate building to make room for another of similar size.
* He was concerned that the demolition of the existing building and construction of a new building was costly in environmental terms.
* He expressed concern that the new building was not of any great architectural significance and noted that the stone facing was not being applied to the rear of the building.
* He was concerned that the proposed build would not match the style or look of the remaining buildings on the site, which had been built in locally produced red bricks.
* He was concerned that a large stone building would stand out on this isolated site and that it would take many years to ‘bed in’.

10. The Chairman then invited comment from members of the Public present. Comments from the floor were that:

* The proposed Queen Anne style design of the new house was out of character with the remainder of the site.
* That the existing house was substantial, sound and well insulated for a period property of its type.
* The existing property was of a particular local style, which we should try to keep.
* The height of the proposed house is higher than the existing property and the proposed building line was set forward of the existing house. Both of these design elements would increase the impact of the property as seen from the road.

11. The Chairman commented that he was grateful for the very clear comments and considerations made by members and the floor. Notwithstanding the issue of demolishing a sound existing building to build a new property, a proposal that he was uncomfortable with, he indicated that he felt that:

* The proposed stone-faced building would have a significant impact and would ‘stand out’ from the surrounding buildings. He considered that a reproduction Queen Anne style property built in a stone type material was not entirely suited to the site.
* He felt that there would be significant advantage in building the proposed house to match the existing barn, in a similar style of red brick with a slate roof, which was to be incorporated with the building proposal.

**The Proposal was UNANIMOUSLY AGREED that the Planning Committee, acting on behalf of the Parish Council should formally OBJECT to** Planning Application Reference: 2015/1145/MAJ

12. **It was AGREED UNANIMOUSLY that the following reasons should be given relating to this decision: -**

“The planning committee of North Luffenham Parish Council have reservations over the demolition of the existing house, as although of no great architectural interest, is an example of an 'Ancaster' building, built of brick, typical of farm buildings of that era, and sits well within its setting. The style of the proposed build, in Queen Anne style, is not in keeping with the area. To reduce the impact of a new build the planning committee feel that brick, in the same style as the present stable, would blend in more appropriately.”

**Action: Cllr Smith to inform RCC through the Parish Clerk.**

13. **ITEM FOUR -** Consider planning application relating to proposal to build a new stable block within the domestic curtilage of Ketton Fields, Ketton Road, North Luffenham, Reference: 2015/1144/FUL.

14. The Chairman opined that, notwithstanding the concerns relating to the previous application: 2015/1145/MAJ, which would inevitably impact upon this secondary application, he was content with this proposal. There were no substantive additional comments raised by Cllrs Cummings, Cllr Burrows or the Public.

15. **It was AGREED UNANIMOUSLY that the Planning Committee, acting on behalf of the Parish Council, should formally support application Reference: 2015/1144/FUL.**

**Action: Cllr Smith to inform RCC through the Parish Clerk.**

16. There being no further business the meeting closed at 10-35 am

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