

THORPE MALSOR PARISH COUNCIL

MINUTES of the Thorpe Malsor Parish Council Special Meeting held on 24th September 2019 at 7.00pm in the Village Hall.

Present: Cllr Mrs F Pope (Chairman), Cllr Mr R Walton, Cllr Mrs H Sharp, Cllr Mr Stevenson, Cllr Mrs Powell;
5 members of the public.

Clerk: Mrs Anne-Marie Walton-Miller

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 comments deadline date being before the next Parish Council meeting.

1. APOLOGIES FOR ABSENCE

None

2. DECLARATION OF INTEREST

None made.

3. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting held on 20th August 2019 were read, accepted and signed.

4. PLANNING APPLICATION

4.1 KET/2018/0981: Mr Stein, Cransley Eco Park CIC, The Old Filter House, Eagle Lane, Cransley. Full application: Re-build former weir house (Retrospective).

The Committee scrutinised the planning application and raised the following concerns:

- Previously the Kettering Borough Council Planning Committee deferred their decision and the Applicant was required to submit further information to assist the Committee in reaching a decision, these requirements have been inadequately addressed, no full plans are included as required by the Planning Committee at their meeting.
- This application on the face of it is a completely different application to that which was previously before the Planning Committee and because it is so far removed from the original application it should be considered as a new application, not an amendment to the original.
- The proposal contravenes the Local Plan Policy. In the Local Plan the reservoir is recognised for its special nature and this should endure, the current application seeks to undermine the Policy.
- The application was previously referred to the Planning Committee and their decision to defer was very specific with regard to the further information the Applicant was required to submit. As these requirements have not been fulfilled the PC believes this application should again be referred to committee and strongly objects to (a) a decision made without the relevant documents, and (b) a decision made on paper, without further referral to the Planning Committee.
- There is no justification for the application. The PC's view is that the building does not house working valves that need to be protected, the original building rotted away many years ago, and there is no good reason justifying why planning permission should be granted.
- The report of J Parker, a Supervising Engineer, dated 14th May, 2019 was reviewed. It was noted that this referred to valves on the dam top controlling the reservoir level. The report made no reference to valves in the weir house being inspected. The Inspecting Engineer, in his report dated 24th May 2012 did not require valves in the weir house to be maintained for reservoir safety.
- It was suggested that as it is unclear, from the information before the PC and ultimately before KBC Planning Committee, if there are valves and pumps currently located in the weir house and actually

necessary/functioning, an independent Inspecting Engineer should be commissioned to provide a report. This would reassure everyone that there is a functional need for the rebuild and retrospective permission.

- What is the purpose of the weir house if not for an educational centre?
- This is a special area close to Kettering that needs to be preserved. Granting planning permission for a building that serves no purpose and did not need to be rebuilt will set a dangerous precedent, particularly given that the site is now for sale and marketed as a business opportunity.

Taking all of these factors/concerns into account the Committee voted to object to the Application with 1 abstention.

4.2 KET/2019/0625: Mr Roberts, 8 Church Way, Thorpe Malsor
Application for: Garage conversion to guest accommodation Listed Building

The Committee scrutinised the planning application and raised the following concerns:

- The plans show a parking area hatched in blue as belonging to the Applicant, this is not correct, that parking area is a shared area.
- There has been a failure by the Applicant to comply with the previous planning application (granted in September 2018) and this raised concerns as to the proposed future use of the building bearing in mind this is an amendment to those original approved plans.
- Entrance into the building via the external staircase appears to be directly into a bathroom.
- It was stipulated in the previous planning application decision that the applicant install a glazed window in the northern gable elevation to protect privacy of the adjacent home. Now an external staircase and door with a large clear glass window has been installed in the southern gable end, overlooking the dwelling opposite. This was not part of the original application.
- NOISE/DISTURBANCE/LIGHT AND VISUAL INTRUSION: the access to the upper floor is via an outside staircase; whilst it is not clear from the plan, it is presumed that some form of outside lighting will be installed thereby causing light disturbance to 3 Church Way, as well as noise/visual intrusion.
- OVERLOOKING/LOSS OF PRIVACY: the outside staircase and door overlooks 3 Church Way, causing an unacceptable loss of privacy.

Taking into account the above observations/concerns, the Committee voted unanimously to object to this Application.

Signed.....

Dated.....