

Warkton Parish Council



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MINUTES

Minutes of the **Extraordinary** Parish Council meeting held on **Thursday 2nd March 2023** at **8.30pm** at **Warkton Village Hall**, Church Street, Warkton, Kettering NN16 9XH

Councillors Present: Chair J Pettit, Vice Chair R Goodall, Cllr P Wharin, Cllr M Cullinane

Public Present: 3

Clerk: Not Present - Minutes taken by Chair and typed by Clerk

23/034	Apologies: Cllr V Lamb Resolved: Approved
23/035	Public address to the council: Public 1. The applicant, stated that they didn't apply for planning permission as they were in a hurry to update the house. They asked neighbours if they felt the skylight would be alright and were given a positive reply. They now realise they were ignorant for not applying for permission. They stated they bought heritage windows and have papers to prove the company knew what they were doing. These papers were not provided. Only a pane of glass is different in the windows. They only needed one back door when the property had two. She also commented on the fact that no Councillor ask them why no plans had been submitted? Public 2. As a previous resident of the village, hopes to return in the future. Public 3. Commented that they bought a house that had not been well looked after and needed bringing up to date and fit for purpose. She wanted to know how the Parish Council came to their decisions.
23/036	Declarations of Interest: Resolved: None

23/037

Planning:

NK/2023/0034 s.73A Retrospective Application: Magic Cottage, 14 Warkton, Warkton Village Brick up side door, insert rooflight to rear and replace windows throughout. Response date 06/03/2023

Cllr Wharin stated the Council had to be transparent and took into account everyone's views but that North Northamptonshire Council had the full authority and only took into account the PC's views.

Cllr Cullinane spoke of her experience of historic buildings as well as residential developments. Cllr Cullinane read out the planning permission rules as well as the Conservation area ruling that are to protect and enhance an area. These rules are also to protect architectural elements of the conservation area. Cllr Cullinane explained that in the past people of the village fought for Warkton to be a conservation area and this needed to be respected.

Cllr Cullinane stated that windows should be replaced 'like for like' which they weren't and emotion had to be taken out of it and rules should be applied.

Cllr Goodall felt that the adaptations were in keeping and it took nothing away from the area and things had to move on to be greener and sustainable.

Cllr Wharin agreed with Cllr Goodall and he was of the opinion that the changes blended in reasonably with surrounding properties.

Cllr Cullinane stated that the Velux window that has been installed to the rear was installed without planning permission and the owners cottage opposite the green had plans drawn up and submitted a planning application just for a Velux window to the rear of their property last year. The applicant had consulted with neighbours if they minded if a Velux window was installed. Cllr Cullinane, as a neighbour stated she would be thinking that was someone being considerate and they would be submitting a planning application and not thinking they were giving planning permission.

Councillors were offered the choice of a show of hands or an anonymous vote but they agreed a show of hands.

Although Cllr Wharin, Cllr Goodall and Cllr Pettit felt they would not object to the retrospective application, it was felt that comments should be made.

Cllr Cullinane objected to the retrospective application.

Resolved: To respond to planning application with comments as below

1. Councillors note this was a retrospective planning application and it should be made and agreed before work is commenced. This includes the Velux roof light.
2. Councillors are aware that replacement windows should not be of different materials, style and colour to the originals. The new UPVC double-glazed windows have

6 panes in contrast to the original single glazed,12 pane windows - still present in the adjoining cottage (no.15).

3. The bricked up road side door has been left cement covered rather than faced with used brick.

4. A standard low level wooden gate has been replaced with a solid high gate that should have been added to the retrospective planning application.

5. The name of the cottage should not have been changed without permission. The applicant commented she felt this Conservation regulation “was petty”.

Meeting Closed: 9.05pm

DRAFT