

Full Planning Committee - 27 August 2013

Agenda Update

5.1 KET/2009/0596

Eckland Lodge Business Park, Desborough Road, Braybrooke

Additional comments:

Braybrooke Parish Council - The Parish Council wishes to withdraw its previous objections and now fully support the application.

1 letter of support:

- existing high quality of buildings and uses*
- appropriate use of materials*
- will provide an attractive, quality, sorely needed environment for businesses to provide a range of employment opportunities in the area*

Additional information from applicant:

- floor space has been reduced therefore impact assessment is not required*
- use of ironstone with projecting elements in facing brickwork*
- use of oak lintels above narrow windows that face public roads*
- brick detailing to cills of windows that face public roads*
- use of aluminium standing seam roof to make reference to profiled cladding historically used on large scale farm buildings*
- building footprint reflective of traditional courtyard style farm development*
- photomontage submitted*

Recommendation:

The gross floor area has been reduced to 2,492 square metres, and therefore in accordance with paragraph 25 and 26 the sequential approach is not required. Reason for refusal one is removed from the recommendation.

Refusal reasons two and three remain. The points raised by the applicant in their additional information and the small reduction in the amount of first floor office accommodation do not overcome the issues with the scale, height, massing, siting, orientation or appearance as set out in reason for refusal two.

The site still lies in an unsustainable location where there would be a high dependence on private transport.