



Brixworth Parish Council

Minutes of the meeting of the Planning Committee

Monday 4th November 2019

Councillors:	Councillor Frances Peacock, Councillor Ian Barratt, Councillor Elaine Coe, Councillor James Collyer, Councillor Stephen James, Councillor Tom Mitchell, and Councillor Kevin Parker.
In Attendance:	Peter Rowbotham (Parish Clerk)
Apologies for Absence:	Councillor Alan Lovell, Councillor Lynne Compton and Councillor Sandra Moxon
Absent:	Councillor Jackie Bird and Councillor Stuart Coe
Members of the Public	2

19/ 879P Welcome

Councillor Peacock welcomed everyone to Planning Committee. Councillor Peacock reminded all those present that the meeting was being recorded and of the evacuation procedures in the event of a fire alarm.

19/ 880P Apologies for Absence

Apologies for absence had been received from Councillor Lovell, Councillor Compton and Councillor Moxon. The apologies were accepted by the meeting.

19/ 881P Members' Declaration of Interests

None

19/ 882P Minutes of the last meeting – 14th October 2019

The minutes were agreed as a true and accurate record of the meeting. This was proposed by Councillor James and seconded by Councillor Mitchell. Unanimous. The minutes were signed by the Chairman.

19/ 883P

DA/2019/0776

Demolition of existing single storey side extension and construction of two storey side extension

23, Pytchley Way, Brixworth, Northamptonshire, NN6 9EF

The Parish Council had no objections to the proposal. This was proposed by Councillor Parker and seconded by Councillor Peacock.

Initialed.....

19/ 884P**DA/2019/0889****Raise roof to create rooms in roof space including dormer to rear roof elevation and roof lights to front roof elevation****24, Pytchley Close, Brixworth, Northamptonshire, NN6 9EW**

The Parish Council objected to the proposal on the grounds that it was inconsistent with the existing roof line. This was detrimental to the street scene which was contrary to Policy EN21c.

19/ 885P**DA/2019/0863****Change of use of building from Use Class B1 (Industrial) to a Podiatry Clinic (Use Class D1)****Building To Rear Of 105A , Northampton Road, Brixworth, Northamptonshire**

A planning consultant together with the applicant addressed the meeting. The proposal for a Podiatry Clinic was outlined to the Planning Committee. The Parish Council had no objections to the proposal. This was proposed by Councillor Peacock and seconded by Councillor James. Unanimous.

19/ 886P**DA/2019/0570 (Amended)****Change of use of land to residential garden with two outbuildings (Retrospective).****Land Adj 36, Knightons Way, Brixworth, Northamptonshire, NN6 9UE**

The Parish Council objected to this proposal on planning grounds as contained in the West Northants Joint Core Strategy, Daventry District Council saved policies, Brixworth Neighbourhood Plan and the Brixworth Village Design Statement. This was proposed by Councillor Barratt and seconded by Councillor Mitchell. Unanimous.

General - Contrary to application DA/1993/0046 which had been approved by DDC. The description of the land in the application was disputed. The land should not be classified as wasteland.

Neighbourhood Plan – This is confirmed woodland, shown as a green strip, which should be protected under policy 4(1)

It does not meet the criteria allowing development outside the village in Brixworth Neighbourhood Plan policy 2 (1 to 4) which does not offer an exception for this development to take place.

An impact assessment had not been provided, nor mitigation measures contravening Neighbourhood Plan policy 2 (7)

Contrary to Brixworth Neighbourhood Plan Policy 4. “Mature trees and woodlands and important hedgerows should be protected where possible”. And development “will not be permitted unless replacement or mitigation is agreed”

Contrary to Brixworth NP Objectives in 5.7 “protection of environment.....valued landscape and valued amenity and green spaces within the Parish”

Contradicts Brixworth NP Vision 5.6 “thriving natural environment with sustainable wildlife”

It is not in accordance with Brixworth Neighbourhood Plan 5.3 “the sensitivity of the landscape in the periphery of the village” as fully explained in the independent Northamptonshire Landscape Character Assessment, Lockhart and Garratt, August 2014)

Village Design Statement. Village Design Statement 3.2 has concern re “threat of urbanisation along the

Initialled.....

A508” Removal of a section of the natural sound barrier protection strip is clearly the beginnings of urbanisation. The A508 is the road adjoining the east side of the barrier strip.

Contrary to VDS policy LG5 “residents should be encouraged to maintain and manage existing trees and hedges adjoining them”

Contrary to VDS policy LG7 “established green boundaries should be preserved and enhanced”⁴

VDS map 2. The area is classified as “hedgerows and screens worth preserving”

Local Plan. Outside the village boundary contrary to DDC saved policy HS14

Contrary to DDC saved policy GN1a - protect natural resources”

Contrary to DDC saved policy GN1B - protecting and enhancing the environment

Contrary to policy GN2(f) – should be protected as a natural site

Contravenes DDC saved policy E25(E) “existing trees, hedgerows and woodlands should be retained where possible”

Contrary to E42(E) “existing landscape attributes to the site are incorporatedto ensure the developments environmental effect is minimalised.

Joint Core Strategy. The reduction of this open land is contrary to policy RC2 of West Northants Joint Core Strategy Local Plan “loss of community facilities including areas of open space will be resisted unless replacement facilities of equal or better quality are provided.”

19/ 887P

DA/2019/0837

Formation of access track and concrete apron

Hill Farm, Northampton Road, Brixworth, Northamptonshire, NN6 9DQ

The Parish Council had no objections to the proposal. This was proposed by Councillor Peacock and seconded by Councillor James.

19/ 888P

Town and Country Planning (General Permitted Development) (England) Order 2015, Notice of making Directions under Article 14 – relating to the Brixworth Conservation Area

The Parish Council supported the Direction Notice and welcomed the positive impact that this would have upon the Brixworth Conservation Area. This was proposed by Councillor Peacock and seconded by Councillor Mitchell. Unanimous.

19/ 889P Any Other Business

None

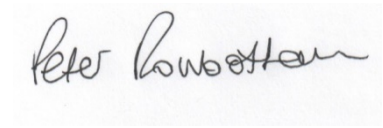
19/890P Date of Next Meetings

Monday 25th November 2019.

The meeting finished at 8:20pm

Initialed.....

Signed as a true and accurate record



Councillor Frances Maria Peacock
Chairman of the Planning Committee
Brixworth Parish Council
25th November 2019

Peter Rowbotham
Parish Clerk
Brixworth Parish Council
18th November 2019

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