



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 5th June 2023 at 7.30pm

Community Centre & Library, Spratton Road, Brixworth NN6 9DS

In attendance:	Councillor Tom Mitchell (Chair), Councillor Ian Barratt, Councillor James Collyer, Councillor Barbara Lunnon & Councillor Christine Ware.
Absent:	-
Apologies:	Councillor Sandra Moxon & Councillor Frances Peacock
Clerical Support:	Gavin Kirkup (Admin)
Members of Public:	Two

PART ONE – OPENING PROCEDURES

23/2378	Councillor Mitchell welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2379	Apologies for absence Apologies were received and accepted from the following Councillors: <ul style="list-style-type: none"> ▪ Cllr Sandra Moxon ▪ Cllr Frances Peacock 	-
23/2380	Declarations of Interest a) There were no declarations of any disclosable pecuniary or other interests reported. b) There were no dispensations or written requests for dispensation of DPI to consider.	-
23/2381	Agree and Sign the Minutes of Previous Meeting The Planning Committee RESOLVED to Cllr Mitchell, approving the Planning Committee Meeting Minutes of 15th May 2023, as a true and accurate record. Prop. Cllr Mitchell, Sec. Cllr. Collyer. One abstention.	Paper A
23/2382	Public Open Forum Session One of the residents present explained she was new to the village and expressed an interest in what was happening in the village.	-

Members of Brixworth Parish Council - Planning Committee

Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor Ian Barratt,
Councillor James Collyer, Councillor Barbara Lunnon,
Councillor Sandra Moxon and Councillor Christine Ware.

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PART TWO – FOR DECISION

	Ref Number	Description	Location
23/2383	<u>2023/5161/FULL</u>	Erection of 2No. chalet bungalows – subject to an age occupancy condition	Victors Barn Northampton Road Brixworth West Northamptonshire NN6 9DQ
<p>The Planning Committee RESOLVED to NOT SUPPORT this application.</p> <p>Prop. Cllr. Mitchell, Sec. Cllr. Ware. Unanimous.</p> <p>The application is not significantly different from the application in 2020. The same refusal items are likely to apply. ENV1, ENV10 and our Neighbourhood Policies 1 & 2. There is no additional evidence in this application that overturns the original feelings. In addition, the Village Design Statement states that it will allow building outside of the village boundary when there is an up to date housing need survey. There is currently no proven demand for this type of property. This is a speculative application outside of the village boundary, both additional grounds for this to application to be refused.</p>			
23/2384	<u>2023/5173/FULL</u>	Replacement windows and doors to various locations in the property	Orchard Lodge Silver Street Brixworth West Northamptonshire NN6 9BY
<p>The Planning Committee RESOLVED to SUPPORT this application.</p> <p>Prop. Cllr Mitchell, Sec. Cllr. Lunnon. Unanimous.</p>			
23/2385	<u>2023/5310/LDP</u>	Lawful Development Certificate for Proposed Use of land for the siting of touring caravans for residential purposes without limitation as to length of stay	Campsite, Land At Hill Farm, Northampton Road, Brixworth, Northamptonshire
<p>The Planning Committee RESOLVED to NOT SUPPORT this application.</p> <p>Prop. Cllr Mitchell, Sec. Cllr Ware. Unanimous.</p> <p>Councillor Mitchel explained that in his opinion, this proposal changes the proposed use of the land from tourism and leisure industry to a residential caravan site. In addition it suggests all the conditions have been met, which is not true. Condition No. 2 (approval of materials) there is no evidence to suggest it has been fully discharged. The 2009 approval was based on the site being a time barred, tourist caravan site.</p> <p>Councillor Barratt identified that the very definition of a Touring Caravan describes the use of the vehicle, as well as how it looks. A touring caravan tours and cannot remain in situ without limitation. This is a material difference to the original application and should be subject to a new application.</p> <p>Cllr Ware identified the definition of touring as the act of visiting several places in an area for pleasure, not staying in one location forever. Cllr Ware also highlighted that the Mobile Homes Act of 1983 regulates that you can only live in a static</p>			

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*Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor Ian Barratt,
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caravan all year (if static caravans were permitted) if it is situated in a park with a permanent residential licence, which this site does not have.

23/2386	<p>Regarding a housing needs survey in relation to the development of a rural exception site in the village, the following comments were made.</p> <p>Cllr Mitchell reminded the committee that the previous SLAA suggested sites 78(280 units), 112(445 units), 113(70 units) and 171(74 units) had been identified as potential areas of residential development, all of which are outside of the village envelope. In addition the Daventry Part 2 Plan, section 6.4 outlines the criteria under which Rural Exception Sites should be considered, in addition to Policy H3.</p> <p>It was a collective view of the committee that the current Brixworth Housing needs Survey (current edition dated February 2013) would need to be updated and in line with Cllr Jonathan Harris's email of 26/05/2023 and therefore suggested an initial Teams Meeting be arranged with the Strategic Planning Group and Cllr Harris to discuss how and by what means the Housing Needs Survey can be updated, by whom and under what timescale, in order to progress and justify any housing future 'needs' as suggested." Cllr Barrett requested that the Planning Committee be involved where necessary.</p>	-
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PART THREE – FOR INFORMATION

23/2387	<p>Any Other Business - The was no additional business to discuss.</p>	-
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PART FOUR – CLOSING PROCEDURES

23/2388	<p>Next Ordinary Meeting</p> <p>a. There were no considered items discussed for inclusion on the next meeting agenda. b. To note the date of the next Planning Committee Meeting on Monday 17th July 2023.</p>	-
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In the absence of further business, the meeting was closed in full at 8:18pm.

Signed as a true and accurate record:

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Cllr Tom Mitchell - Chairman
Brixworth Parish Council

Date: 26th June 2023

Minutes Prepared By:
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