



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 26<sup>th</sup> June 2023 at 7.30pm

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

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

#### PART ONE – OPENING PROCEDURES

23/2389	Councillor Mitchell welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2390	<b>Apologies for absence</b> Apologies were received and accepted from the following Councillors: ▪ Cllr Barbara Lunnon	-
23/2391	<b>Declarations of Interest</b> 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.	-
23/2392	<b>Agree and Sign the Minutes of Previous Meeting</b> The Planning Committee <b>RESOLVED</b> to Cllr Mitchell, approving the Planning Committee Meeting Minutes of 5th June 2023, as a true and accurate record.  Prop. Cllr. Mitchell. Sec. Cllr. Ware. One abstention.	<b>Paper A</b>
23/2393	<b>Public Open Forum Session</b> One resident present, however indicated he was present to listen and not comment on any specific plans.	-

#### PART TWO – FOR DECISION

**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  
and Councillor Christine Ware.

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	Ref Number	Description	Location
23/2394	2023/5382/LDP	Certificate of Lawfulness for proposed development for a rear ground floor lean to extension	96 Froxhill Crescent Brixworth West Northamptonshire NN6 9LN
<p>The Planning Committee <b>RESOLVED</b> to <b>SUPPORT</b> this application.</p> <p>Prop. Cllr. Mitchell. Sec. Cllr. Peacock. Unanimous.</p>			
23/2395	2023/5530/TCA	T1 Cherry - Fell and replace with a standard size tree due to extensive stem decay.	Cedar Brixworth Hall Park Brixworth West Northamptonshire NN6 9DE
<p>Cllr Peacock identified the detail of the application was poor. Cllr Ware agreed the lack of photographic evidence was disappointing. Taking the tree down would impact the street scene. It was noted a replacement was in line, but questioned what a standard tree size was in reality. Cllr Ware also identified that WNC were stretched and the process for replacing trees was not robust and trees were being removed but not replaced in previous examples across the village.</p> <p>Cllr Barratt agreed the information provided is not adequate and the evidence to support the tree being of terminal quality was lacking and the application should be resubmitted with more information. Cllr Mitchell identified that supporting documents are suggested to be included on the application form, but not provided, but the application had still be validated at WNC.</p> <p>The Planning Committee <b>RESOLVED</b> to <b>COMMENT</b> on this application. The information provided is inadequate, there are no photos of the tree itself, or details of the extent of the decay, and the size, species and location of a replacement are unclear. It is also contrary to Policy 4 section 4 BNDP. However, we would expect that should it be approved by WNC, WNC are proactive in ensuring the replacement tree is of an adequate size and replaced in an appropriate manner.</p> <p>Prop. Cllr. Mitchell. Sec. Cllr. Ware. One against.</p>			
23/2396	<u>2023/5434/FULL</u>	Installation of refrigeration and air conditioning plant and timber fence to rooftop enclosure.	Co-op Stores Harborough Road Brixworth West Northamptonshire NN6 9BU
<p>Cllr Ware noted that the fence is already in place and questioned why the application wasn't retrospective. Cllr Mitchell explained the application was for the installation of the plant.</p> <p>Cllr Mitchell explained the plant was at the back of the site and not within 15m from residents homes. The air con will operate only during opening hours. The refrigeration plant will be working at all hours and may be some low level noises. The application also notes a recommendation for it to be cloaked with an acoustic blanket. Sound levels are predicted to be 48db median sound level during the day, 35db median during the day. Cllr Mitchell identified that the detail and technicality of the application were of a high standard.</p> <p>The Planning Committee <b>RESOLVED</b> to <b>SUPPORT</b> this application. Due to the sensitivity and history of this development and to avoid future environmental issues, We would support the detailed suggested implementation of the</p>			

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acoustic measures detailed in the report and would also request that upon installation the site to be monitored for at least 3 months to identify if sound levels are at an acceptable level, and for this information to be shared with the Council.

Prop. Cllr. Mitchell. Sec. Cllr. Collyer. One abstention.

23/2397	<u>2023/5334/FULL</u>	Variation of condition 2 (Plans WND/2022/0141 (Remodelling and enlargement of existing dwelling including raising roof to provide first floor accommodation with dormer windows, single storey rear extensions, front porch and render/timber clad finish) changes to fenestration, wood burning stove flue & two air source heat pumps	Tulip Tree House Brixworth Hall Park Brixworth West Northamptonshire NN6 9DE
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Cllr Mitchell explained the changes made since the original consent was granted. Cllr Ware liked the idea of the heat pumps. The house is going to be adding value to the area and the landscape officer response should be positively acknowledged in relation to the tree roots.

Cllr Peacock questioned why they would need both heat source pumps as well as a log burning stove. Cllr Peacock noted the timber clad finish was a fire hazard, looked nice on application but would quickly deteriorate and may impact on the street scene due to its poor quality. Cllr Ware noted that the building is currently clad in the same way, so was likely being replaced like for like.

The Planning Committee **RESOLVED** to **SUPPORT** this application.

Prop. Cllr. Mitchell. Sec. Cllr. Ware. One against.

23/2398	<u>2023/5326/TCA</u>	T1 - woodland pine: to remove due to exposed buttress roots. T2 - leylandii: to remove due to proximity to a listed building	The Grange 21 Kennel Terrace Brixworth Northamptonshire NN6 9DL
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It was noted that the tree was mature and the committee agreed that the woodland pine was a great example of a tree of its age. It was noted there were other methods available to control the exposed roots, and the impact that trees have to environment needed to be protected. It was noted the surface roots could be seen as an inconvenience. It was noted from the photos that the trees all appeared healthy. There was no evidence provided to suggest the tree's health is in decline. There was no evidence provided that the property was in jeopardy from T2. The Planning committee suggested The application should be supported by the opinion of a qualified tree surgeon.

The Planning Committee **RESOLVED NOT TO SUPPORT** this application.

Prop. Cllr. Peacock. Sec. Cllr. Mitchell. Unanimous.

23/2399	Section 211 Notice for 16 Newlands, Brixworth, NN69DN The planning committee discussed and read and noted the correspondence and will support Michael Venton's opinions in relation to the removal of this tree.		-
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**PART THREE – FOR INFORMATION**

<b>23/2400</b>	<b>Any Other Business -</b> The was no additional business to discuss.	-
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**PART FOUR – CLOSING PROCEDURES**

<b>23/2401</b>	<b>Next Ordinary Meeting</b> 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 the 17 <sup>th</sup> July 2023.	-
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In the absence of further business, the meeting was closed in full at 20:45

**Signed as a true and accurate record:**

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 17th July 2023

**Minutes Prepared By:**  
Gavin Kirkup  
Administrative Assistant  
Brixworth Parish Council

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