



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 4<sup>th</sup> September 2023 at 7.30pm

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

<b>In attendance:</b>	Councillor Frances Peacock (Vice Chair), Councillor James Collyer, Councillor Barbara Lunnon and Councillor Christine Ware.
<b>Apologies:</b>	Councillor Tom Mitchell (Chair) and Councillor Ian Barratt
<b>Clerical Support:</b>	Gavin Kirkup (Admin)
<b>Members of Public:</b>	None

#### PART ONE – OPENING PROCEDURES

23/2427	<b>Welcome by Chairman</b> Councillor Peacock welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2428	<b>Apologies for absence and acceptance of apologies for absence</b> There were apologies received from the following committee members, which were accepted: <ul style="list-style-type: none"><li>▪ Cllr Tom Mitchell</li><li>▪ Cllr Ian Barratt</li><li>▪ Prop. Cllr Ware / Sec. Cllr Lunnon. Unanimous</li></ul>	-
23/2429	<b>Declarations of Interest</b> a) Cllr Lunnon declared a non-pecuniary interests for application 2023/6130/TCA as the applicants are neighbours. b) There were no dispensations or written requests for dispensation of DPI to consider.	
23/2430	<b>Agree and Sign the Minutes of Previous Meeting</b> All present RESOLVED to the Chairman, Cllr Peacock, approving the Planning Committee Meeting Minutes of 7th August 2023, as a true and accurate record. Prop. Cllr Ware / Sec. Cllr Peacock.	-
23/2431	<b>Public Open Forum Session</b>  There were no members of the public present.	-

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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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## PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2432	<a href="#">2023/6130/TCA</a>	Magnolia - Reduce & reshape by 30%	Hill House Cottage Harborough Road Brixworth NN6 9BX
<b>RESOLUTION: Supported.</b> Prop. Cllr Ware / Sec. Cllr Peacock. Unanimous			
23/2433	<a href="#">2023/6131/TCA</a>	1x Willow - reduce by 20%, 1x Bay tree - Fell, 1x Holly - Fell 1x Cherry - Fell.	The Logans Holcot Road Brixworth NN6 9BS
<b>RESOLUTION: Not Supported.</b> Cllr Lunnon noted that the application stated the three trees to be felled are in preparation for a planning application. She noted that the applicant should wait for the outcome of any future application before any decision is taken on felling the trees. Cllr Ware noted that as both the maintenance and felling of several trees were on the same application, we have to consider them in their entirety. Cllr Peacock noted that if a future planning application wasn't approved the trees may be removed for no reason.  Prop. Cllr Lunnon / Sec. Cllr Ware. Unanimous			
23/2434	<a href="#">2023/6464/FULL</a>	Full Planning Application for the Partial Demolition, Change of Use, Conversion and Extension of an Agricultural Building to form Office Building (Use Class E).	Fox Hill Grange Holcot Road Brixworth NN6 9BN
<b>RESOLUTION: Not Supported.</b> Cllr Lunnon shared concerns over the safety of road access and vision splays from the access roads. Cllr Ware noted that bat surveys have not been completed to sufficiently support the application. The report states that only one survey was completed in January, outside of the optimal survey period. Cllr Peacock noted that the design of the building was plain, and whilst functional was not in the best character for the building and would not enhance the area. There were no agricultural references in the design fitting with the character and setting. Cllr Ware noted there was no reference to sustainable fuel, Joint Core strategy S10 & S11 recommends solar panels. There are also some inconsistencies with the data provided in the application including contradictions regarding whether the barn is in use or has not been used for some time. Cllr Peacock noted that the material considerations of the designs were not clear.  Prop Cllr Ware / Sec Cllr Lunnon. Unanimous.			
23/2435	<a href="#">2023/6426/OUT</a>	Erection of new single dwelling in the grounds of existing dwelling (outline application all matters reserved expect access)	Oak Cottage 12 Brixworth Road Creaton NN6 8NG
<b>RESOLUTION:</b> It was noted this application was added to the agenda in error. It does not fall within Brixworth, and as a result was not discussed.			
23/2436	<a href="#">2023/6018/FULL</a>	Erection of single storey wrap around extension	1 Hornbeam Row Brixworth Northamptonshire NN6 9WG
<b>RESOLUTION: Not Supported.</b> Cllr Ware noted that there were noise/disruption concerns from neighbours and suggested that should we support, we should ask for conditions placed to prevent early morning work and weekend works. Cllr Peacock shared her opinion that the design of the roof sections could be improved and the design felt mis-			

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matched. Cllr Lunnon added that the roof would not be seen from the street as it was around the back. Cllr Peacock raised concerns over the closeness to the neighbour's boundary which also raised concerns around ongoing and future maintenance access.

It was proposed not to support the application due to the closeness to the boundary and how this will impact the neighbours considering the size of the extension and the design not in keeping with the building. Prop. Cllr Peacock / Sec. Collyer. 1 Against. Motion carried.

23/2437	<a href="#">2023/6442/TCA</a>	T1- Tulip tree- reduce the height to previous reduction points. This will heavily reduce the sail area as a bad formation of included bark, between a major union has been spotted. Shape sides accordingly. T2- reduce the height of the front hedge to approximately 10ft and raise the canopy of 1 x Holly tree included in the hedge line. To remove some immature Ash etc that has self set in the hedge line.	Tulip Tree House Brixworth Hall Park Brixworth NN6 9DE
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**RESOLUTION: Not Supported.** There is insufficient information within the application for the planning committee to be able to support this application. As several trees were grouped into the application, the planning committee were unable to support it. Prop. Cllr Lunnon / Sec. Cllr Ware. Unanimous.

23/2438	<a href="#">2023/6124/TCA</a>	To fell 12 Beech Trees that border 23 and 25 Church Street Brixworth	25 Church Street Brixworth NN6 9BZ
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**RESOLUTION: Not Supported.** Cllr Ware noted that one of the Fir Trees within the application has a TPO and as it had been grouped with the Beech Trees as one application, it could not be supported. Cllr Lunnon noted that it was odd that the trees had self-set in a straight line. Cllr Ware also noted that the details within the application were limited and there was no supporting report from an arborist. Prop. Cllr Ware / Sec. Cllr Lunnon. Unanimous.

23/2439	<a href="#">2023/6286/FULL</a>	Hybrid application for change of use from agricultural land for the purposes of a tourist accommodation site comprising of 50 no. "safari tents" including accompanying hard and soft surfacing , installation of private foul water treatment facility including secondary water drainage field and outline permission for erection of reception/office/security accommodation	Brixworth Country Park Northampton Road Brixworth NN6 9DG
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**RESOLUTION: Not Supported.**  
Cllr Peacock noted that agricultural land needed to be preserved. Cllr Lunnon noted that the proposed site was too close to the estate, will create noise disturbance, there would be an increase in traffic, the area has been identified as a high sensitivity area, detrimental to natural land, there is no existing camp site, sited right next to the a508 bypass, the village amenities cannot handle additional traffic, the archaeological statement suggests that the mitigation they come up with last time does not fit the new plan. Prop. Lunnon. / Sec. Cllr Peacock. Unanimous.

Cllr Ware noted the site had been subject to appeal twice and couldn't identify any significant changes to the previous applications. It is in contradiction to policies BN5, E7, R1 & R2 of Joint Core Strategy 2014, Policies RA6, ENV1, ENV10 of the P2LP, Policies 2, 3 and 11 of Brixworth Neighbourhood Plan and the NPPF Framework – it is not of an appropriate scale to the location or respecting the environmental quality or character of the rural area.

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Councillor James Collyer, Councillor Barbara Lunnon,  
and Councillor Christine Ware.



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Prop. Cllr Ware / Sec. Cllr Lunnon. Unanimous.

23/2440	<a href="#">2023/6277/MAR</a>	Layout, scale and external appearance for the 60 bed care home	Victors Barn Northampton Road Brixworth
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**RESOLUTION: Not Supported.** Cllr Lunnon noted that residents have concerns over roads, parking spaces, bus provision, safe road crossing and demand on the medical provisions. Cllr Lunnon also noted there were photographs showing the congestion on the road and limited passability during cricket matches. Cllr Peacock noted that the design and scale was too big and overwhelming for the location. Cllr Ware noted that Boniface was proposed to be closing with 14 of 46 rooms occupied. She questioned whether there was a need for such a large provision. Links to highways authority response, condition 10 of the original planning application DA/2018/1046 requires details for access matters to be detailed and approved. The condition requires access and turning for a specific refuse vehicle and it is relevant to this application as the site layout should be provided for this application. Condition 10 cannot be discharged as this application stands. Parking should be provided with WNC parking standards 2016. The application in 2018 stated there will be a requirement of parking for 50 employees and 28 visitor spaces. This application suggests 33 spaces is not adequate.

The application does not meet the condition for access arrangements that are required to be submitted and approved. The scale and the size of the building against the demand for its need with other local homes not at capacity and closing. The committee considered the impact on the surgery. Section 106 obligation to provide a pedestrian crossing to allow for safe routes for staff and users. We are not aware of any such Section 106 application being submitted.

As the application stands, we are unable to support this application.

Prop. Cllr Ware / Sec. Cllr Peacock. Unanimous

23/2441	<a href="#">2023/5990/TPO</a>	T7 - Robinia - Fell to ground level due to recent stem failure	2 Lone Pine Court, Brixworth, NN6 9EH
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**RESOLUTION: Comments/Support.**

The committee noted the photos that had been sent from M. Venton and believe this issue has now been resolved, but would support its removal. Prop. Cllr Peacock / Sec. Cllr Ware, Unanimous.

23/2442	<a href="#">2023/6425/TPO</a>	Yew (T1) - Remove to ground level. Yew (T2) - Reduce by 2 - 2.5 metres.	Brixworth Hall Archway Harborough Road Brixworth West Northamptonshire NN6 9BX
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**RESOLUTION: Comments.**

The planning Committee deferred to M. Venton's authority and expertise for this application. Prop. Cllr Ware / Sec. Cllr Peacock. Unanimous.

**PART THREE – FOR INFORMATION**

23/2443	<b>Any Other Business</b> The application for the storage container at the Church has been Called In. Cllr Harris would welcome support from us arguing our case to WNC Planning Committee. It was proposed that,	
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	subject to their agreement, Cllr Barratt would be the preferred candidate to attend, Cllr Mitchell as a reserve and Cllr Ware as a second back up.	
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#### PART FOUR – CLOSING PROCEDURES

<b>23/2444</b>	<b>Next Ordinary Meeting</b>
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|  | a) Next agenda - there were no items reported.<br>b) All present NOTED the date of the next Planning Committee Meeting on Monday 25 <sup>th</sup> September 2023. |
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In the absence of further business, the meeting was closed in full at 20:31

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

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 25th September 2023

**Minutes Prepared By:**  
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