



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 16th October 2023 at 7.30pm

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

In attendance:	Councillor Tom Mitchell (Chair), Councillor Ian Barratt & Councillor Christine Ware
Absent:	Councillor Frances Peacock (Vice Chair), Councillor Barbara Lunnon & Councillor James Collyer
Clerical Support:	Gavin Kirkup (Admin)
Members of Public:	Six plus Joe Soul from Ekeney Consulting

PART ONE – OPENING PROCEDURES

23/2455	Welcome by Chairman Councillor Mitchell welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2456	Apologies for absence and acceptance of apologies for absence There were apologies received from the following committee members, which were accepted: <ul style="list-style-type: none">▪ Cllr Barbara Lunnon▪ Cllr James Collyer▪ Cllr Frances Peacock	-
23/2457	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.	
23/2458	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 25th September 2023, as a true and accurate record. Prop. Cllr Mitchell / Sec. Cllr Barratt. One abstention.	-
23/2459	Public Open Forum Session There were six members of the public present who had an interest in the open forum presentation from Ekeney Consulting.	-
23/2460	Ekeney Consulting Joe Soul, a land promoter from Ekeney Consulting gave an update of what consents were already in place and what aspects were seeking development as part of the Brixworth Master Plan. Consented & Developed: Existing Vineyard, 14 Houses and the manor house, Cricket and Tennis Club, 7 Close Care Cottages.	

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Initialled:



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Consented but not yet developed: Trekking Centre and Car Parking ([DA/2011/0928](#)), proposal to develop the Best of British Wine and Food Building and a proposal to develop a central Viticulture Academy adjacent to the British Wine and Food building. In addition, there is approval for 25 extra care cottages and an approved 60 bed care home with 78 car parking spaces. ([DA/2018/1046](#)).

Looking to develop: Spa and Wellness Centre with 90 car park spaces including 30 EV parking spaces, 28 affordable houses, proposed Brixworth Local Services centre with 113 car parking spaces and 37 EV spaces and 2 extra care bungalows. ([2023/5161/FULL](#) & [DA/2020/0945](#) Refused 2021) The Local Services Centre would potentially include a food retailer and pharmacy outlet amongst others.

Cricket and Tennis Centre is currently leased to the community on a peppercorn rent however it is an annual lease. It has been proposed that those areas are transferred to a local community interest vehicle to ensure future continued use.

Cllr Mitchell noted that work has not started to the trekking centre application made in 2011, approved in 2012 and asked the consultant if the planning consent was still valid. The Committee were advised by Mr Soul that pre-commencement conditions had been discharged and Infrastructure, such as foundations had been put into the ground. Mr Soul indicated that Planning and Building Control had signed this work off.

Cllr Mitchell also noted that in 2017 an application for residential housing was refused. ([DA/2017/0892](#)). The new proposals were for affordable houses. Cllr Mitchell also noted it would need to be demonstrated to the satisfaction of WNC the disadvantages of why the previous application was refused and the merits of the new proposal. He also noted that the Brixworth Centre had two applications that had been refused previously. ([WND/2021/0746](#) Refused 2022 & [DA/2020/0747](#) Refused 2021). Acknowledging the Master Plan was a draft, Cllr Mitchell gave his opinion that there was nothing of significant difference in this proposal to those previously refused in 2020 and 2021.

Mr Soul confirmed that progression of an outline application would only focus on areas not already consented.

Cllr Mitchell further noted that the access road was currently private property and had not been adopted. He asked if there were intentions to adopt the road. Mr Soul confirmed that the road was made to adoptable status and would need further discussion with Highways.

Mr Soul hoped to gain an understanding if what was being proposed on the Master Plan was of benefit or interest to the local area and if there are uses that had been included that are unhelpful or helpful to the local area and to understand the local history of the site.

Cllr Mitchell noted that the area of countryside is of value to BPC and WNC and any benefits to future applications would need to be weighed up against the existing neighbourhood planning policies. BPC will remain open minded.

A member of the public observed that the village did not need a third pharmacy and therefore questioned the need.

Cllr Barratt asked Mr Soul if the plan had been consulted with any WNC Councillors. Mr Soul replied that there had been some correspondence and that some had requested sight of the Master Plan. Mr Soul

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indicated he had not consulted with all three of the District Ward Councillors but had consulted with only one during discussions around a separate project. Mr Soul confirmed that he would engage with all three Ward Councillors in due course.

Cllr Ware noted that Mr Soul had met with Cllr Lister who does not represent Brixworth. Mr Soul indicated Cllr Lister had suggested contacting the Parish Council to discuss the scheme.

Mr Soul clarified that due to the size and scale of the Trekking centre, it would incorporate three uses including the Best of British Wine and Food and Viticulture Academy.

A member of the public asked if Mr Soul was aware that part of the land was classed as local green space. Mr Soul indicated he was but noted there was a structure already on the land. It was further noted that in Neighbourhood Plan and Local Plan both indicate the green space is not to be developed except for sporting activities. Mr Soul noted this was an obstacle to be overcome, and one of the ways he proposed to do this was to review the lease of the Cricket and Tennis Club.

Cllr Harris (WNC) noted that the developer had built the master plan backwards, without identifying the needs of the community before planning the proposed facilities. He also noted that there would soon be two empty retail units in the centre of the village and any proposal to push outside of the centre would be disruptive. Mr Soul suggested that some need had been identified from direct contact from local agents and food retailers. Some limited canvassing was completed and identified a lack of parking at current retailers.

Mr Soul didn't anticipate any huge impact on traffic.

Cllr Mitchell noted that a Housing Needs Survey was in place and suggested that there was no indication, at the time, of a need of 28 affordable houses. In addition, the current HNS is under review.

Mike Parsons noted that the Cricket Club had been successfully operating since 2005 and expressed gratitude to the landowner for allowing use of the land. He noted that the landowner did not own the club. He further noted that it wasn't possible to transfer assets into a community interest company.

When asked for details around involved agents, Mr Soul indicated there was involvement from three local agents. Charles Church has written a detailed analysis of local demand. Awaiting correspondence from the other two (un-named) agents.

A member of the public noted that the trekking centre was planned for 60 horses and questioned the sustainability of this part of the plan.

The Planning Committee and members of the public present thanked Mr Soul for attending the meeting.

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PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2461	2023/7162/TCA	Works to 1x Larch in the conservation area	The Grange 21 Kennel Terrace Brixworth NN6 9DL
RESOLUTION: The Planning Committee resolved to SUPPORT the application. Prop. Cllr Mitchell / Sec. Cllr Ware. Unanimous.			

PART THREE – FOR INFORMATION

23/2462	Updates to 2023/6277/MAR - The Planning Committee noted that file updates including responses from neighbours have been added to the planning file for application 2023/6277/MAR.	
23/2463	Any Other Business – None reported.	

PART FOUR – CLOSING PROCEDURES

23/2454	Next Ordinary Meeting a) Next agenda - there were no items reported. b) All present NOTED the date of the next Planning Committee Meeting on Monday 6 th November 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: 16th October 2023

Minutes Prepared By:
Gavin Kirkup
Administrative Assistant
Brixworth Parish Council

Telephone: 01604 347993
Email: parish.clerk@brixworthparishcouncil.gov.uk
Web: www.brixworthparishcouncil.gov.uk

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