



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 27<sup>th</sup> November 2023 at 7.30pm

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

<b>In attendance:</b>	Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor James Collyer & Councillor Christine Ware
<b>Absent:</b>	Councillor Barbara Lunnon Councillor Ian Barratt
<b>Clerical Support:</b>	Gavin Kirkup (Admin)
<b>Members of Public:</b>	0

#### PART ONE – OPENING PROCEDURES

23/2475	<b>Welcome by Chairman</b> Councillor Mitchell welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2476	<b>Apologies for absence and acceptance of apologies for absence</b> Apologies have been received and accepted from the following Councillors: Cllr Barbara Lunnon Cllr Ian Barratt	
23/2477	<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.	
23/2478	<b>Agree and Sign the Minutes of Previous Meeting</b> All present RESOLVED to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 6 <sup>th</sup> November, as a true and accurate record. Prop. Cllr Mitchell / Sec. Cllr. Ware. Unanimous.	Paper A
23/2479	<b>Public Open Forum Session</b> There were no members of the public present.	-

#### PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2480	<a href="#">2023/7609/TPO</a>	Works to 1x Yew subject to TPO 30 A7	Brixworth Hall Archway Harborough Road Brixworth NN6 9BX

#### 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.

Initialed:



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**RESOLUTION: The Planning Committee were unable to comment on this application.**

There is insufficient information within the application. There is no justification for the works or explanation of the reasoning behind the proposed works on the TPO tree.

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

	Ref Number	Application Description	Location
23/2481	<a href="#">2023/7564/TCA</a>	Sycamore (T19.T01946) - Remove to ground level	Brixworth Hall Archway Harborough Road Brixworth NN6 9BX

**RESOLUTION: The Planning Committee were unable to comment on this application.**

There is insufficient information within the application. There is no justification for the works or explanation of the reasoning behind the removal of the TPO tree. Cllr Ware noted that the area the tree is in, is recognised as an ancient woodland, contributing to the historic and rural nature of the village.

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

	Ref Number	Application Description	Location
23/2482	<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 (REVISED)	Brixworth Country Park Northampton Road Brixworth NN6 9DG

**RESOLUTION: The Planning Committee resolved to NOT SUPPORT this application.**

Comments made on the application previously (4<sup>th</sup> September 2023) remain the same as there is no significant difference in the revised application. BPC concerns remain unresolved.

*"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. Cllr 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."*

Prop. Cllr Mitchell / Sec. Cllr Ware. Unanimous.

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

Initialled:



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	Ref Number	Application Description	Location
23/2483	<a href="#">2023/7516/FULL</a>	Demolition of existing storage buildings and construction of extension to main factory building. Provision of enclosed areas containing 12 no. metal storage tanks.	Building 3 Ilmor Engineering Ltd Quarry Road Brixworth NN6 9UB

Cllr Ware raised concerns that that the sewerage system in the old part of the village may not be able to cope and the flood risk assessment may not be appropriate. Cllr Mitchell noted that the screening of the proposed tanks would be minimal in Autumn and Winter months.

**RESOLUTION:** The Planning Committee resolved to **SUPPORT** this application with **COMMENTS**.

Efforts should be made to improve and enhance the screening of the tanks in order to enhance the visual of the area rather than rely on the existing hedgerow. Any issues in respect of trade effluent and contaminated water discharge or waste management for full details to be submitted to the Local Authority and approved prior to works starting on site.

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

	Ref Number	Application Description	Location
23/2484	<a href="#">2023/7638/TCA</a>	Three sycamore trees situated next to fencing within The Grange grounds and border of 8 Pytchley Close. Trees are becoming over grown particularly at lower levels and will start to encroach on the fencing and neighboring property. The works will be to trim and tidy low level branches	8 Pytchley Close, Brixworth, NN6 9EW

**RESOLUTION:** The Planning Committee resolved to **SUPPORT** this application.

Prop. Cllr Peacock / Sec. Cllr Ware. Unanimous.

	REF NUMBER	APPLICATION DESCRIPTION	LOCATION
23/2485	<a href="#">2023/7628/FULL</a>	Construction of new dwelling attached to existing dwelling (resubmission)	6 Woodsfield Brixworth NN6 9DP

**RESOLUTION:** The Planning Committee resolved to **NOT SUPPORT** this application. This was based on the same grounds as when the application was considered on the 6<sup>th</sup> March 2023. The new plans are not significantly different. The Planning Committee also do not support this application in line with the conditions set out on the previous refusal.

*“The resident present gave the Planning Committee a brief background of the project. The Planning Committee*

**RESOLVED to NOT SUPPORT** the application as presented for the following reasons:

- As a consequence of this application removes imposes such restrictions on the adjoining property that is contrary to Policy 1(6) of the BNDP.
- Contrary to policy R3(2) of the BNDP
- Contrary to policy R3(b) of the BNDP
- Contrary to the DDC guidelines of designing house extensions protecting neighbours with the 45deg line of sight from the north elevation of the adjoining property
- Policy R1 and ENV10 (a) (iii) and (viii) of the west northants joint core strategy (part 2)
- LG1 and BG21 of the Brixworth Village Design Statement
- Prop. Cllr Mitchell, Sec. Cllr Peacock Unanimous.”

Prop. Cllr Mitchell / Sec. Cllr Ware. Unanimous.

**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.

Initialled:



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### PART THREE – FOR INFORMATION

23/2486

#### Any Other Business

Cllr Mitchell informed the Committee that the refusal report for the application at Windmill Glade was available and suggested there was adequate housing supply for 5 years.

Cllr Mitchell also informed the Committee that regarding the Brixworth Master Plan, a presentation was allegedly being delivered to the village on the 12<sup>th</sup> of December and the PC would be invited to attend. It was assumed this would be held at the Village Hall as no room bookings had been made at the Community Centre.

### PART FOUR – CLOSING PROCEDURES

23/2487

#### Next Ordinary Meeting

- 1) Next agenda - there were no items reported.
- 2) All present NOTED the date of the next Planning Committee Meeting on Monday 18th December 2023.

In the absence of further business, the meeting was closed in full at 20:18

Signed as a true and accurate record:

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 18th December 2023

Minutes Prepared By:

Gavin Kirkup  
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Brixworth Parish Council

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**Members of Brixworth Parish Council - Planning Committee**

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