



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 18th December 2023 at 7.30pm

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

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

PART ONE – OPENING PROCEDURES

23/2488	Welcome by Chairman Councillor Peacock welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2489	Apologies for absence and acceptance of apologies for absence Apologies have been received and accepted from the following Councillors: Cllr Tom Mitchell Prop. Cllr Peacock. Sec. Cllr Ware. Unanimous.	
23/2490	Declarations of Interest a) Cllr Barratt declared an interest in application 2023//5376/Full as he is a member on church role, however it was declared as non-pecuniary and not of a registrable interest as he is not in a position of general control. b) There were no dispensations or written requests for dispensation of DPI to consider.	
23/2491	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Peacock, approving the Planning Committee Meeting Minutes of 27 th November, as a true and accurate record. Prop. Cllr Peacock. Sec. Cllr. Ware. 1 abstention.	Paper A
23/2492	Public Open Forum Session There were no members of the public present.	-

PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2493	2023/7824/TPO	Works to 1x Horse Chestnut subject to TPO 30	Brixworth Hall Archway Harborough

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 Gary Spratt and Councillor Christine Ware.

Initialed:



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			Road Brixworth NN6 9BX
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Cllr Ware raised her concerns around the application. A statement from the tree surgeon within the application indicates that the tree may be diseased or fail, and that in that case, evidence is required from an agricultural expert. This evidence is missing from the application. Cllr Peacock added that any tree with a TPO should have justification within the application to enable the committee to make an informed decision on it. Cllr Ware added that if the tree is diseased, as it is in an area of tight woodland, that disease may spread and general maintenance may not be adequate.

RESOLUTION: The Planning Committee RESOLVED to add COMMENTS to this application.

COMMENT:

The tree surgeon indicates the condition of the tree is diseased or may fail, and as such, they are required to provide written agricultural advice from an appropriate independent expert. This is missing from the application. If this tree is diseased, it may need more than maintenance, we are not in a position to comment either way.

Prop. Cllr Ware. Sec. Cllr Peacock. 1 abstention.

	Ref Number	Application Description	Location
23/2494	2023/5376/FULL	Temporary siting of storage unit (Amended Plans/Information)	All Saints Church, Brixworth, Northampton, NN6 9BZ

Cllr Barratt noted that the first application was turned down due to the quality of the sketch which was not clear. Cllr Barratt raised his concerns about this application as many people have voiced concerns. It was noticed that this is a full size shipping container, it is not an appropriate place for it. This is a temporary application but there is no specific time frame but 5 years minimum is mentioned. It is sited by a public footpath. It is not appropriate in a conservation area and affecting the sighting of another listed building, the Old Vicarage, and the Church itself, a Grade 1 listed building.

It was noted that the drawing is better but would still require digging down and put foundation stone on. Steel retaining posts will be put in and Holly trees will be planted, which it was noted are slow growing. It was noted that the crime prevention officer has objected to the application due to the security of the structure and potential risk for crime.

It was further noted that the conservation officer concerns including the potential negative impact on views. The effectiveness of the proposed screening was a further concern.

It was felt that the shipping container was completely inappropriate for a church yard. The proposed screening would take years to establish and cover it. The land has never been excavated, there may be Anglo-Saxon remains that will be disturbed. Inserting steel rods will give considerable interference to the site.

The existing stone walls are not high enough to hide it. The character and appearance of the conservation area will be negatively impacted.

There are no benefits to the public.

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 Gary Spratt and Councillor Christine Ware.

Initialled:



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The landscape officer comments suggest the native hedge and protective fencing had the potential to impact of the long-term safety of a slim conifer.

The development control officer noted ground disturbance would be likely in the church yard.

Cllr Barratt's view was it was an inappropriate application of this type of structure, on this site, in this position.

Cllr Lunnon noted that a member of the public had asked how we could stick a metal box next to a beautiful historic church. She suggested there could be an alternate proposal made to build public toilets incorporating storage.

Cllr Ware echoed Cllr Barratts statement. She also noted that the application mentioned that there may be longer term storage issues. She questioned if the Church fully investigated all storage options within the Church.

Cllr Ware noted that this has been called in and the call in still stands.

RESOLUTION: The Planning Committee resolved to not support this application. A request to Call In the application has been made and still stands. The Planning Committee considered the reports from the various experts who had commented on the application and stands by the previous reasons given to not support the application on the following grounds:

- *This is within a conservation area, within the curtilage of a grade 1 listed building described as the best Saxon church remaining in use in Northern Europe and is potentially located outside of village boundary. This application also contravenes the following policies of the neighbourhood plan:*
- *Policy 8, no 1. - in respect of form, design, scale and materials.*
- *Policy 8, no 3 - this application will be sited in open space which will not add a significant contribution to the conservation area, the open space will additionally be reduced in size.*
- *Policy 6 - this application erodes the character and setting of the conservation area and the church itself within the conservation area.*
- *Policy 9 - this application does not enhance or preserve the heritage asset.*
- *Policy 2 - this application does not contribute to local distinctiveness or character or sense of place.*
- *Policy 9, part 3 - this application goes against the guidance of the Village Design Statement.*

Prop. Cllr Lunnon. Sec. Cllr Peacock. 1 abstain.

	Ref Number	Application Description	Location
23/2495	2023/6286/FULL	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 Plans)	Brixworth Country Park Northampton Road Brixworth NN6 9DG

RESOLUTION: The Planning Committee RESOLVED to NOT SUPPORT this application.

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 Gary Spratt and Councillor Christine Ware.

Initialled:



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In line with the comments from the conservation officer there is nothing within this application that has changed our position from previous comments we have made. The reduction from 50 to 20 safari tents does not substantially change anything. The transport report is interesting but does not affect any previous concerns around the appropriateness of the site.

Prop. Cllr Ware. Sec. Cllr Spratt – Unanimous.

PART THREE – FOR INFORMATION

23/2496	Any Other Business There was no other business reported.
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PART FOUR – CLOSING PROCEDURES

23/2497	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 8 th January 2024.
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In the absence of further business, the meeting was closed in full at 20:09

Signed as a true and accurate record:

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Cllr Tom Mitchell - Chairman
Brixworth Parish Council

Date: 8th January 2024

Minutes Prepared By:
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