



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 19th February 2024 at 7.30pm

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

In attendance:	Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor Ian Barratt, Councillor James Collyer & Councillor Christine Ware
Absent:	Councillor Barbara Lunnon Councillor Gary Spratt
Clerical Support:	Gavin Kirkup (Admin)
Members of Public:	4

PART ONE – OPENING PROCEDURES

23/2517	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.	-
23/2518	Apologies for absence and acceptance of apologies for absence The Planning Committee noted and accepted the apologies received from the following Councillors: <ul style="list-style-type: none">• Cllr Barbara Lunnon• Cllr Gary Spratt	
23/2519	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.	
23/2520	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 29th January, as a true and accurate record. Prop. Cllr. Peacock Sec Cllr Mitchell. One abstention.	Paper A
23/2521	Public Open Forum Session Four members of the public were present. Sue, the Home Manager from Pychley Court care home and her colleague expressed her interest and concern with the application for a 60-bed nursing home. She explained that the community focused care home caters for local people and surrounding villages. She noted that they can struggle to get staff and raised concerns that if this goes ahead, they will struggle further. Cllr Mitchell briefly explained the history of the Nursing Home and Care Cottages explaining that it was now down to WNC to make the final	-

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Initialed:



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decision. It was also noted that the 60 bed care home had been previously considered by the Planning Committee and had not been supported by the Planning Committee.

Steven James and Mike Parsons were attending with interest in application 2024/0245/MAR. It was highlighted that the 60 Bed portion of the Nursing Home occupies at least 60% of the land from the outline application. It was further noted that 41 applications had been made on the site since 2011.

PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2522	2024/0245/MAR	Provision of 25 Close Care Cottages (use class A2) - approved outline permission DA/2018/1046 [for the provision of 60 bed nursing home, 25 Close Care Cottages]	Victors Barn Northampton Road Brixworth

Cllr Mitchell gave some historic information around the history of the application. Cllr Mitchell raise concerns and compared the classification to that of the 7 cottages that have already been built. The existing cottages have planning classification of C2, assisted residential living. They have the facility for the installation of a lift. Looking at the design of 25 close care cottages, some of which are 2.5 story, nowhere within the design have they made an allowance for a lift. There is nothing in the floor plan that suggests a lift could be installed. Some of these are 3 bed cottages, you cannot install a lift and therefore by its definition they cannot be suitable to fall under a C2 classification. In Cllr Mitchell's view, these are residential cottages that are being described as care cottages, but by their design, will not be a care cottage.

It was highlighted that the context of this application only tackles 3 of the 16 conditions from the outline application that have not been met. Cllr Mitchell suggested the 13 outstanding conditions should be discharged to be able to consider the application further.

Cllr Barratt noted that this proposed development is an exception to policy and is looking to the applicant to prove the exception. A C2 has to be a property that is dependent on its closeness to the care home. These homes should be clearly adaptable in a distinct manner. Cllr Barratt's opinion was that these houses are no different to many houses in parts of the village. Cllr Barratt perceived these to be adaptable C3 properties which do not qualify as an exception to the planning policies.

The Pychley Care Home Manager suggested this development will add additional pressure on the GP practise. People go into care homes as their families have busy lives. She felt the likelihood of finding families to match the properties is not practical or realistic.

Cllr Mitchell noted that when the 2018 outline consent was granted, the operational model suggested the care cottage residents would be supported by the care home staff. Now that the application is split, the link is not clear.

The Planning Committee **RESOLVED** to **NOT SUPPORT** this application. The design does not support category C2 residential accommodation. The cottages are not designed to provide assisted residential living and there are numerous conditions within the outline consent of 2018 that have not been applied for or discharged.

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There is not sufficient evidence within the application that the design or need clearly establishes this development to be suitable for C2 assisted living accommodation. Therefore, there are no exceptions to normal planning conditions and this type of development would be in contrary to RA1 and RA6 of the Daventry Local Plan (Part 2). It is also contrary to Policy R1 of the Joint Core Strategy Local Plan.

Prop. Cllr Mitchell. Sec. Cllr Ware. Unanimous

	Ref Number	Application Description	Location
23/2523	2024/0244/FULL	Loft conversion to provide additional nursery accommodation. Flat roof canopy on posts to provide covered waiting area for parents.	Climbing High Nurseries Ltd, 5 Northampton Road, Brixworth, NN6 9DX

Cllr Barratt noted that the application was contrary to the Village Design Statement as it has a flat roof. He further noted that the overall benefit to the community and need for extra accommodation outweigh the disadvantages. Cllr Ware suggested a recommendation to consider a living roof.

Concerns were raised by a member of the public around the issue of potential additional parking need.

The Planning Committee **RESOLVED** to **SUPPORT** this application with additional comments. We would like to request consideration is given to a green roof and the queries raised by the Highway Authority (which are fully supported by this Planning Committee) are replied in full and details should be provided prior to a decision being made by WNC.

Prop. Cllr. Mitchell. Sec. Cllr Barratt. Unanimous.

	Ref Number	Application Description	Location
23/2524	2024/0338/TCA	T1 Removal of Sycamore growing through and impacting Yew tree on front of property. T2 Reduce lateral limbs on Yew in rear garden.	Church End Brixworth Hall Park Brixworth NN6 9DE

Cllr Ware noted the tree would still be capturing carbon, even though not worthy of a TPO, it is in a conservation area and within a location noted within the neighbourhood plan and we should be making a strong recommendation for a replacement tree to be re-planted in an appropriate place and in a timely manner. WNC to Impose where possible.

The Planning Committee **RESOLVED** to **SUPPORT** this application. With strong recommendation that WNC impose, where possible, a condition to ensure an appropriate species is planted in a timely manner and location to be agreed within the boundary of the application site.

Prop. Cllr Mitchell Sec. Cllr Ware. Unanimous.

	Ref Number	Application Description	Location
23/2525	2024/0384/FULL	Proposed one and two storey office premises	Haddonstone Ltd, Harborough Road, Brixworth, NN6 9EU

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

Cllr Mitchell noted that this would not be visible from the highway. He added that a biodiversity statement should include sustainability within the context of the design and access statement.

Cllr noted that there was a possible drainage issue as it was linking into the existing drainage system.

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The Planning Committee **RESOLVED** to **SUPPORT** this application. with suggestion that applications of this size should include sustainability statement and biodiversity statement.

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

23/2526	NCALC Planning Service Information Session – 27th February 2024 The Planning Committee noted that Cllr Mitchell and Cllr Ian Barratt had nominated themselves to attend the NCALC Planning Service Information Session on the 27 th February 2024.	Paper B
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PART THREE – FOR INFORMATION

23/2527	Any Other Business – Late notice of a received planning application 2024/0580/FULL. Previous application has been withdrawn. The new application echoes an earlier application in 2020 that was also not supported by BPC and refused by DDC. Cllr Mitchell asked that when this application is discussed at the next planning meeting, members to look back at the planning history to look how it was in 2020 in preparation for the next meeting.
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PART FOUR – CLOSING PROCEDURES

23/2528	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 11 th March 2024.
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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: 11th March 2024

Minutes Prepared By:

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