



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 11<sup>th</sup> March 2024 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 Barbara Lunnon
<b>Absent:</b>	Councillor Christine Ware Councillor Ian Barratt Councillor Gary Spratt
<b>Clerical Support:</b>	
<b>Members of Public:</b>	1

#### PART ONE – OPENING PROCEDURES

<b>23/2529</b>	<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.	-
<b>23/2530</b>	<b>Apologies for absence and acceptance of apologies for absence</b> The Planning Committee noted and accepted the apologies received from the following Councillors: <ul style="list-style-type: none"><li>• Cllr Christine Ware</li><li>• Cllr Ian Barratt</li><li>• Cllr Gary Spratt</li></ul>	
<b>23/2531</b>	<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.	
<b>23/2532</b>	<b>Agree and Sign the Minutes of Previous Meeting</b> All present <b>RESOLVED</b> to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 19th February 2024 as a true and accurate record. Prop. Cllr. Collyer. Sec Cllr Peacock. Unanimous.	<b>Paper A</b>
<b>23/2533</b>	<b>Public Open Forum Session</b> One of the co-directors from the Flavour Trailer attended the meeting. He gave a background to how the business started in Brixworth and has grown. It was explained that No.3 Staveley Way restaurant is no longer operational, and the unit has been vacated. No 19-21 Staveley way was viewed as a much more suitable size for the operator.	-

#### 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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	It was agreed that item 23/2537 was brought forwards on the agenda.	
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**PART TWO – FOR DECISION**

	Ref Number	Application Description	Location
<b>23/2537</b>	<a href="#">2024/0682/FULL</a>	Change of use from an industrial unit to a restaurant with ancillary takeaway	19 Staveley Way, Brixworth, NN6 9EU

Cllr Mitchell noted that the ground floor seating area was positive for accessibility. Cllr Lunnon was unsure about bringing a consumer business onto an industrial estate but noted that there were no neighbours that would be disturbed. It was confirmed that the restaurant at 3 Staveley Way was not going ahead, and the occupancy had been terminated. Cllr Collyer asked if parking was adequate for the area. The applicant confirmed there was a minimum of 12 car parking spaces available to customers and that they had formed good relationships with their neighbours and would work with them to resolve any issues should they need attention.

The Planning Committee **RESOLVED** to **SUPPORT** this application.  
 Prop. Cllr Mitchell. Sec. Cllr Collyer. Unanimous

	Ref Number	Application Description	Location
<b>23/2534</b>	<a href="#">2024/0580/FULL</a>	Erection of 2No. chalet bungalows (Class C3) – subject to an age occupancy condition	Land at Victors Barn Northampton Road Brixworth

Cllr Mitchell was thanked for his hard work on the presentation he provided to pull information together on this application and the background of the historical applications regarding the bungalows. Cllr Mitchell noted that all previous applications had not been supported by BPC. Cllr Mitchell noted that the previous application, which was C2, had been pulled and the new application was identical but had been classified C3. It was Cllr Mitchells opinion that you could not have a C3 house with an age condition on it.

Cllr Mitchell summarised that the reasons for not supporting the previous applications remained relevant and this application had not provided any additional information that makes this application an exception. The current Housing Needs Survey does not recognise this as a residential need at this time.

*The Parish Council objected to the proposal as the development was outside of the confines of the village. This was contrary to Neighbourhood Plan policy 2 (vii), and Local Plan policies RA1, RA6 and WN5P R1.*

*The application is not significantly different from the application in 2020 (2020/0945) or 2023 (2023/5161). The same refusal items are likely to apply. Env1, Env10 and our neighbourhood policies 1 & 2. There is no additional evidence in this application that overturns the original feelings. In addition, the village design statement states that it will allow building outside of the village boundary when there is an up-to-date housing need survey. There is currently no proven demand for this type of property. This is a speculative application outside of the village boundary, both additional grounds for this to application to be refused.*

The Planning Committee **RESOLVED** to **NOT SUPPORT** this application.  
 Prop. Cllr Mitchell. Sec. Cllr Lunnon. Unanimous

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	Ref Number	Application Description	Location
23/2535	<a href="#">2024/1162/FULL</a>	Proposed single storey extension for ground floor accessible bedroom and ancillary accommodation. Internal and external alterations to an existing listed residential dwelling in a conservation area.	The Manor, Harborough Road, Brixworth, NN6 9BX

It was noted that is application was linked to the application 2024/1126/LBC for listed building consent. Cllr Peacock explained that for a listing building consent, you need to apply for a full application and an LBC application.

Cllr Mitchell noted this was a grade 2 listed building. Cllr Peacock noted that it would be difficult to gain approval for any works that removed any historic fabrics that were not reversible. Cllr Peacock gave her opinion that the proposal was not in keeping with the property. She added that the proposal of the single storey extension did not complement the existing building and detracted from the overall character of the building. Cllr Mitchell noted the bedroom extension was not sympathetic to the nature of the historic building, by way of design, massing or materials. It was noted, however, that the kitchen extension and removal of the octagonal bay was felt to be appropriate.

The Planning Committee **RESOLVED** to **NOT SUPPORT** this application in respect of the single storey bedroom extension. It is not sympathetic in its design, appearance or materials and impacts negatively on the grade 2 listed building.

Prop. Cllr Mitchell. Sec. Cllr Peacock. Unanimous

	Ref Number	Application Description	Location
23/2536	<a href="#">2024/1126/LBC</a>	Proposed single storey extension for ground floor accessible bedroom and ancillary accommodation. Internal and external alterations to an existing listed residential dwelling in a conservation area.	The Manor, Harborough Road, Brixworth, NN6 9B

It was noted that is application was linked to the application 2024/1126/LBC for listed building consent. Cllr Peacock explained that for a listing building consent, you need to apply for a full application and an LBC application.

Cllr Mitchell noted this was a grade 2 listed building. Cllr Peacock noted that it would be difficult to gain approval for any works that removed any historic fabrics that were not reversible. Cllr Peacock gave her opinion that the proposal was not in keeping with the property. She added that the proposal of the single storey extension did not complement the existing building and detracted from the overall character of the building. Cllr Mitchell noted the bedroom extension was not sympathetic to the nature of the historic building, by way of design, massing or materials. It was noted, however, that the Planning Committee felt the kitchen extension and removal of the octagonal bay was considered appropriate.

The Planning Committee **RESOLVED** to **NOT SUPPORT** this application in respect of the single storey bedroom extension. It is not sympathetic in its design, appearance or materials and impacts negatively on the grade 2 listed building.

Prop. Cllr Mitchell. Sec. Cllr Peacock. Unanimous

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<b>23/2538</b>	<b>Church with Chapel Brampton Parish Council Correspondence.</b> Cllr Mitchell's view was this project was not financially or environmentally viable. The Planning Committee agreed that Cllr Mitchell would make a response for circulation to the Committee.  <i>Whilst BPC will endeavour to support and encourage Green Transport issues, it has to be said that such infrastructure projects need to be cost effective and be delivered without the sacrifice to other facilities and have due regard and care to the impact upon the existing environment.</i>  <i>The proposed link (N2MH) faces enormous engineering challenges, both in cost and impact on other interfacing assets.</i>  <i>Typically, but not limited to:</i> <ul style="list-style-type: none"><li>• <i>The Northampton link impacting upon the newly constructed north western link adjacent on the A5199/Boughton Lane Junction.</i></li><li>• <i>The impact and potential loss of the historical assets of the Northampton and Lamport Railway, both as a heritage asset and public amenity.</i></li><li>• <i>The impact and loss of the recreational amenity of Brampton Valley Way, used by the public as this is considered as a linear park!</i></li><li>• <i>The cost and engineering challenges of rebuilding various bridges that currently cross streams and rivers to carry the additional live loads.</i></li><li>• <i>The cost and engineering challenges in ensure the kinematic envelope can be achieved at both Kelmarsh and Oxendon Tunnels that would most likely require rebuilding in order to ensure the Overhead Line Equipment (OLE) can be installed.</i></li><li>• <i>The enormous challenges in ensuring the final link at Scotland Road Market Harborough can provide the final section of the N2MH line to Market Harborough Station itself.</i></li><li>• <i>The physical space required along the line in order to provide twin tracks.</i></li><li>• <i>The environmental impact of the construction works upon the open countryside, wildlife and general ecology.</i></li></ul> <i>Whilst an initial 'finger in the air' budget may be available, BPC would wish consideration be given to diverting the potential cost to other cost effective Green Travel plans and investment within the existing infrastructure.</i>  <i>For the above reasons, the Planning Committee would not support the current initiative.</i>	<b>Paper B</b>
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**PART THREE – FOR INFORMATION**

<b>23/2539</b>	<b>Any Other Business – None.</b>
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**PART FOUR – CLOSING PROCEDURES**

<b>23/2539</b>	<b>Next Ordinary Meeting</b> <ol style="list-style-type: none"><li>1) Next agenda - there were no items reported.</li><li>2) All present NOTED the date of the next Planning Committee Meeting on Monday 8<sup>th</sup> April 2024.</li></ol>
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In the absence of further business, the meeting was closed in full at 20:23pm

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Councillor Gary Spratt and Councillor Christine Ware.

Initialed:



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

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 8<sup>th</sup> April 2024

**Minutes Prepared By:**  
Gavin Kirkup  
Administrative Assistant  
Brixworth Parish Council

Telephone: 01604 347993  
Email: [parish.clerk@brixworthparishcouncil.gov.uk](mailto:parish.clerk@brixworthparishcouncil.gov.uk)  
Web: [www.brixworthparishcouncil.gov.uk](http://www.brixworthparishcouncil.gov.uk)

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