



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 29<sup>th</sup> April 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, Councillor Gary Spratt & Councillor Christine Ware
<b>Absent:</b>	Councillor Ian Barratt
<b>Clerical Support:</b>	Gavin Kirkup
<b>Members of Public:</b>	0

#### PART ONE – OPENING PROCEDURES

24/012	<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.	-
24/013	<b>Apologies for absence and acceptance of apologies for absence</b> Apologies have been received from Councillor Ian Barratt. These were unanimously accepted by the Planning Committee.	
24/014	<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.	
24/015	<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 8th April 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec Cllr Peacock. Unanimous.	<b>Paper A</b>
24/016	<b>Public Open Forum Session</b> There were no members of the public present.	-

#### PART TWO – FOR DECISION

	Ref Number	Application Description	Location
24/017	<a href="#">2024/1906/FULL</a>	Single storey rear extension.	8 Water Pike, Brixworth, NN6 9UR

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

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

	Ref Number	Application Description	Location
24/018	<a href="#">2024/1818/PA</a>	Change of use of agricultural building to dwelling (Prior Approval Application).	Foxlea Holcot Road Brixworth NN6 9BS

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

It was noted that this was a permitted development application. The Committee questioned if the scale of works were more a substantial demolition than an alternation. There were mixed opinions around the aesthetics of the building design, however, considering the application in full, the Planning Committee **RESOLVED** to **SUPPORT** this application. Prop. Cllr. Mitchell. Sec. Cllr Spratt. 1 against.

	Ref Number	Application Description	Location
24/019	<a href="#">2024/0245/MAR</a>	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

The Planning Committee **RESOLVED** to **NOT SUPPORT** this application.

It was noted that this application was previously not supported by the planning committee at its meeting of the 19<sup>th</sup> of February 2024. The Planning Committee acknowledged that there were additional documents, however these had not addressed the previous concerns raised. Cllr Mitchell raised concerns that the scope of sewerage plans had not considered the 60-bed care home. He further observed that there should also be a geo-technical report, but it is absent from the application. There are also no drawings to show where the sewage plant will be or how it will be accessed.

In addition to concerns raised on the planning meeting of the 19<sup>th</sup> of February 2024, the details are inadequate in respect of the sewerage plant by way of location, means of access and maintenance. The outfall also needs to be validated by a geo-technical report, and falls short of H08 D, 1,2,3 & 4 of the Local Plan (Part 2). The application should include an ecology report assessing the post effect of the development and the impact on protected species and habitat. This is required prior to the determination of this application to ensure that impacts of the proposed development on the species and habitats are adequately assessed and considered as part of the decision-making process. The ecology update/survey should also cover species where there is a potential for breeding nesting birds to be present and completed by a suitably qualified ecologist. The site suitability for reptiles should also be assessed. The relevant ecology report should be presented to WNC before planning consent can be considered.

Prop. Cllr. Mitchell. Sec. Cllr Lunnon. Unanimous.

### PART THREE – FOR INFORMATION

24/020	<p><b>Any other business</b></p> <p>It was reported that the Strategic Planning group will be meeting in the next two weeks to look at various clauses within the emerging Local Plan.</p>
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Initialled:



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## PART FOUR – CLOSING PROCEDURES

24/021	<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 20<sup>th</sup> May 2024.</li></ol>
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In the absence of further business, the meeting was closed in full at 19:47

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

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 20<sup>th</sup> May 2024

**Minutes Prepared By:**

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

Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor Ian Barratt,  
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