



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 8<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 Ian Barratt, Councillor Gary Spratt & Councillor Christine Ware
<b>Absent:</b>	None
<b>Clerical Support:</b>	Gavin Kirkup
<b>Members of Public:</b>	0

#### PART ONE – OPENING PROCEDURES

24/001	<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.	-
24/002	<b>Apologies for absence and acceptance of apologies for absence</b> There were no apologies to accept.	
24/003	<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.	
24/004	<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 11th March 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec Cllr. Peacock. 1 Abstention.	<b>Paper A</b>
24/005	<b>Public Open Forum Session</b> There were no members of the public present.	-

#### PART TWO – FOR DECISION

	Ref Number	Application Description	Location
24/006	<a href="#">2024/1455/FULL</a>	Construction of single storey extension at side; Porch extension at front; alterations	Lakeside Cross Hill Brixworth NN6 9DB

#### 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, with observations that the location of the extension sitting on the boundary may or may not give rise to future issues with access and repair.

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

	Ref Number	Application Description	Location
24/007	<a href="#">2024/1535/HRN</a>	Removal of five 6m sections of hedgerow	Land between Draughton and Brixworth

It was noted that part of the hedgerow is outside of the village boundary. Cllr Barratt further noted that a hedgerow has automatic protection if considered important. It must be at least 30 years old, marks a pre-1850 Parish boundary, incorporates a monument or ecological feature or is an integral part of a field system predating the enclosure act.

Cllr Mitchell felt that the onus is on WNC to decide if the hedgerow is important and process the consent accordingly.

Cllr Barratt added that no explanation had been received about why the hedgerow needs to be removed and felt that there was amenity and environmental value that could be lost.

Cllr Ware commented that the plan was to remove mature hedge but should be replaced with appropriate stock including trees within it. She was also concerned that there was no time scale indicated in the application, and this work must not happen during nesting season. Cllr Lunnon noted that taking multiple small sections along the hedgerow would not be visually appealing.

Cllr Mitchell noted the hedgerow is prone to be a habitat to bats. Cllr Ware further noted that the principle and ethos behind Bio diversity must be taken into consideration.

The Planning Committee **RESOLVED** to **COMMENT** on this application. The Planning Committee are concerned that this is a mature hedgerow that we consider to be a site of importance due to proximity to the recreational amenity of Brampton Valley Way. Whilst we do not fully appreciate the technical reasons for this work we ask that should it go ahead, the applicant pays attention to replanting where they can with existing mature hedging. We suggest WNC give due consideration to their obligation to declare if the hedgerow is identified as a hedgerow of importance. The Planning Committee also strongly oppose the works being done during nesting seasons.

Prop. Cllr. Lunnon. Sec. Cllr. Ware. 1 Against.

	Ref Number	Application Description	Location
24/008	<a href="#">2024/1763/LBC</a>	Replace 7 x uPVC casement double-glazed windows, 2 x timber casement double-glazed windows and 1 x half-glazed uPVC rear casement double-glazed door with new 'Timber look' Flush Sash Heritage Window.	The Firs Saneco Lane Brixworth NN6 9DA

The Planning Committee **RESOLVED** to **SUPPORT** this application. The Planning Committee noted that the replacement windows were a better and more appropriate alternative to the existing windows.

Prop. Cllr. Mitchell. Sec. Cllr. Spratt. Unanimous

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	Ref Number	Application Description	Location
24/009	<a href="#">2024/1738/TCA</a>	Large Chestnut Tree (smaller damaged one of the two) located mid Church Yard adjacent to boundary wall.	Brixworth Allotment Gardens Station Road Brixworth NN6 9DF

It was noted that from the photos it appears the tree is located in the churchyard and not the allotment gardens. There is no location plan included in the application.

Cllr Barratt declared a non-prejudicial interest on this item. He voiced his concerns around this application. We are told it has had a TPO and is in a conservation area. Is it clear from the application form where it is located? The applicant, according to the application form, must give necessary evidence of the present condition of the tree, but is absent from the application. We are told it is dangerous, but there is no detail as to why is it dangerous. Without knowing the condition, how can we decide to fell? Would maintenance be an alternate to pulling the tree out? There is no map, contradictory description of location, no report on the tree's condition. As to the damage to property, what damage to what property? The dry-stone wall underneath the tree has been protected. The application states a written report is needed from an appropriate expert if the tree is said to be damaged. There is not one. Cllr Barratt's view was that other actions that could be taken. The tree is more than 200 years old and part of our heritage. Very poor application.

Cllr Mitchell added that the justification of why they are doing this work is limited to two lines. There are no professional reports to support the application and no location plan clearly identifying where the tree is.

Cllr Ware noted that this tree was identified on a village tree walk on the 10/11/21 and MV pointed out that we were to expect a planning application about this tree as it was diseased. The plan was for it be taken down and replaced by two more trees. If it is diseased, there is reason for it to be removed, but there is no indication of disease within the application. There is no specialist report. She felt it was another poor tree application with so much information missing.

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

We believe the application form is wholly inaccurate by way of location and insufficient detail to validate the reasons for the trees removal. The anecdotal information is not supportive of a qualified arboriculturist as required. This tree was identified on the Brixworth tree walk of 10/11/21 where we were told to expect an application due to disease which never came forward. There is no evidence that the tree is diseased. There are no mitigation measures in the event of the tree being removed.

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

### PART THREE – FOR INFORMATION

24/010	<p><b>Any Other Business</b> – Woodsfield. Concerning the re-application, the planning officer supported our arguments at the time and made comments that there was no evidence of a need of this type of property and was part of the argument for refusal. The subsequent reapplication made no reference to that. Aesthetically it was improved and gained approval. Further information has been circulated to the planning committee.</p> <p>Cllr Lunnon asked if a report of applications accepted or refused was available. Admin agreed to circulate the planning portal applications and decisions reports to the committee weekly.</p>
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The Care cottages application was considered by the Planning Committee on the 19th of Feb. New documents have been updated, primarily on tree preservation and sewage treatment plant. There is also a comments schedule of the comments and objections made, which is dismissive of our concerns and also those of neighbours and other consultees. Cllr Mitchell would update the Strategic Planning Group. It was also noted that an extension was requested, but an extraordinary meeting may be required to consider the updates and comment further within the timescale from WNC planning.

#### PART FOUR – CLOSING PROCEDURES

24/011

#### 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 29<sup>th</sup> April 2024.

In the absence of further business, the meeting was closed in full at 20:24pm

Signed as a true and accurate record:

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 29<sup>th</sup> April 2024

Minutes Prepared By:

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