



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 10th June 2024 at 7.30pm

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

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

PART ONE – OPENING PROCEDURES

24/031	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.	-
24/032	Apologies for absence and acceptance of apologies for absence There were no apologies received to consider.	
24/033	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.	
24/034	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 20th May 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec Cllr. Spratt. Unanimous.	Paper A
24/035	Public Open Forum Session There were no members of the public present.	-

PART TWO – FOR DECISION

	Ref Number	Application Description	Location
24/036	2024/2443/FULL	Remodelling, extension and partial demolition to existing dwelling	Fox Hill Grange Holcot Road Brixworth NN6 9BN

It was noted that this was a proposal to remodel the farm building as well as an extension. It was also noted that the structural engineers report is included which notes the building is currently not structurally sound. Concerns over the impact on the surrounding countryside were raised by Cllr Peacock. It was noted that the property is not able to be seen from the road and has been long vacant and is in disrepair. It was suggested that the benefits of it being remodelled into

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Initialled:



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a purposeful building may outweigh other consideration and policy RA6 gives way for the reuse of redundant farmhouse buildings. Cllr Lunnon noted concerns on road safety access with increased traffic to the building. It was also noted that there were 9 bedrooms, which *may* indicate its future use might not be limited to just residential.

The Planning Committee **RESOLVED** to **SUPPORT** the application with the following comments:
WNC Highways should give consideration, to any remodelling or alterations, to the access routes which should give safe access and egress to the site.

Prop. Cllr. Mitchell. Sec. Cllr. Peacock. Four in favour. One against. Two Abstentions.

	Ref Number	Application Description	Location
24/037	2024/2057/ADV	Installation of advertising sign	Roundabout At Junction Of A508And Northampton Road, Northampton Road, Brixworth

Questions were raised around who was sponsoring the signs and if the responsibility for maintenance of the roundabout would be down to the sponsor. Concerns were also raised over the content of the advertising on the outskirts of the village, and the fact that it would potentially be there for several years. It was noted the signs were not illuminated.

The Planning Committee **RESOLVED** to **SUPPORT** this application with comments. Comments: Will CP Media maintain and sponsor the maintenance of the roundabout?

Prop. Cllr. Mitchell. Sec. Cllr. Peacock. One against.

	REF NUMBER	APPLICATION DESCRIPTION	LOCATION
24/038	2024/1408/MAO	Mixed use development (Local Services Centre) comprising commercial, business and service uses, and the provision of Spa and Wellbeing Centre within Class E; mixed use restaurant and takeaway use (sui generis); and the provision of up to 16 Affordable Houses (Class C3). All matters reserved except for Access	Victors Barns Northampton Road Brixworth

Cllr Mitchell noted that access into the site has been submitted as an approval. This site is designated green space in the neighbourhood plan. Para 4.5 – The view of the people, 96% of the population believe that new housing should not undermine valued green space. New housing should not undermine the form of the village or value of green space and views. Criteria G of policy R1 of the West Northants Joint Core Strategy stipulated the development should be concentrated within the village confines with criteria B and C seeking to protect the character of the village and open space that surrounds it. This is supported by Policies RA6 and RA1 part A. Policy 5 of the neighbourhood plan, this local green space is designated a green space within the plan. By default, we seek to protect this area for a variety of reasons.

National Policy Planning Framework – (December 23 version) the designation of land as local green space allows communities to identify and protect green areas of particular importance to them. (Para 105 of NPPF Dec 23).

Para 106 local green space declaration is also classified when the space is in reasonably close proximity and holding location significance. Policies for managing development within the local green space should be consistent with those of green belts.

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Northamptonshire Joint Core Strategy. Policy PA1; the council will protect local green spaces. Development of this green space is contrary of policy 5 of the Neighbourhood Plan and S10, BN1, BN2, BN3, BN5 of the West Northamptonshire Joint Core Strategy. It was further noted that the only valid housing needs survey (2013) identified 19 houses that needed to be provided but were consumed by the Barratt's estate. There is no proven need of further need for affordable housing.

Cllr Mitchell had the opinion that this is purely speculative, there are certain documents in the agent's submission that try and support the value of the development, but this is purely speculative and would add more weight if there were defined end users. No evidence of this and no evidence to suggest affordable housing is needed.

Cllr Peacock noted that affordable housing was needed everywhere, not just in Brixworth. Cllr Mitchell noted that a list of potential sites to match the supply for affordable housing developments had been published by WNC.

Cllr Barratt was hoping that the developers would have attended to be able to answer some of his questions. He noted that a survey was completed with only 20 replies, some in favour and some against the development. In contrast, the Neighbourhood Plan consulted every person in the village, with this being 96% agreed this should be a public green space.

They have offered land free of charge to the cricket and tennis club to ensure it remains a playing field. This is positive, but what are the community going to get out of it? There is demand, we are told, for a gym etc, but only 20 people responded to the survey.

The road, concerns around three carriageways not two to make room for a pedestrian refuge. Is the cycle path going to encroached, the cycle path, the layby?

We are told there are a lack of mature trees in the area, a lack of green grass, the amount of vegetation cover, lack of animals, frogs, toads and newts. The survey was completed in September. Cllr Barratt further noted that people will use their car and will not walk. This will encourage traffic, as will the proposed drive through. Para. 5.1.2 does give some predicted vehicle rates. It is likely to give an increase in traffic movement and demand for access.

The green space, the applicant is trying hardest to diminish its importance. This argument is not valid, it is a green space and has been given green space status within the Neighbourhood Plan, which has been endorsed by the residents.

Concerns were raised over the proposal for the transfer of land; with ownership comes responsibility for maintenance work as a good sports ground. Cllr Barratt would like to see extra benefits from the developers, this could be an endowment from the developers or an environmental element to give a cash stream to support the sports clubs, or at least a discussion around the possibility. It was also noted there was no evidence of a demand for office space.

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

At this time, we do not support this application. There is insufficient evidence to suggest it is anything but a speculative application. It is contrary to paragraphs: 4.5, 6.42, 6.59 and Policy 5 of the Neighbourhood Plan. It is contrary to NPPF (Dec 23 Version) para. 105 – 107 inclusive and contrary to Policies: S10, BN1, BN2, BN3 and BN5 of WNC Joint Core Policy and contrary PA1 of the Settlements and Countryside Plan part 2, protecting green spaces from development, harming function, openness and performance unless there are special circumstances.

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

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PART THREE – FOR INFORMATION

24/039	Any other business There was no other business to consider.
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PART FOUR – CLOSING PROCEDURES

24/040	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 1st July 2024.
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In the absence of further business, the meeting was closed in full at 20:28pm.

Signed as a true and accurate record:

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Cllr Tom Mitchell - Chairman
Brixworth Parish Council

Date: 22nd July 2024

Minutes Prepared By:

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