



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 22nd July 2024 at 7.30pm

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

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

#### PART ONE – OPENING PROCEDURES

<b>24/041</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>24/042</b>	<b>Apologies for absence and acceptance of apologies for absence</b> The following apologies and reasons for absence were received as follows: <table border="1" data-bbox="204 1173 1356 1301"> <thead> <tr> <th>Councillor Name</th> <th>Reason for Absence</th> <th>Approval</th> </tr> </thead> <tbody> <tr> <td>Cllr Christine Ware</td> <td>Work Commitments</td> <td>Approved</td> </tr> <tr> <td>Cllr Babara Lunnon</td> <td>Holiday</td> <td>Approved</td> </tr> </tbody> </table>	Councillor Name	Reason for Absence	Approval	Cllr Christine Ware	Work Commitments	Approved	Cllr Babara Lunnon	Holiday	Approved	
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Cllr Christine Ware	Work Commitments	Approved									
Cllr Babara Lunnon	Holiday	Approved									
<b>24/043</b>	<b>Declarations of Interest</b> a) There were no declarations of any disclosable pecuniary or other interests reported. Cllr Collyer declared a non-pecuniary interest in applications 2024/1162/FULL and 2024/1126/LBC. b) There were no dispensations or written requests for dispensation of DPI to consider.										
<b>24/044</b>	<b>Agree and Sign the Minutes of Previous Meeting</b> All present <b>RESOLVED</b> to the Chairman, Cllr Mitchell, <b>APPROVING</b> the Planning Committee Meeting Minutes of 10 <sup>th</sup> June 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec Cllr. Spratt. Unanimous.	<b>Paper A</b>									
<b>24/045</b>	<b>Public Open Forum Session</b> There were two members of the public present. They were present to discuss the final Housing Needs Survey. The chairman indicated that the Housing Needs Survey was due to be discussed under urgent business. The committee agreed to move it forwards for discussion during the public open forum.	-									

#### 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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Credit was given to both Mike and Stephen and the Strategic Planning Committee for getting to a point where the final draft was ready for consideration.

Stephen gave background into the process followed to enable the final document to be completed. The group had challenged some of the statistics given in the document. It had also been agreed to remove all qty of new housing required as current market availability met that requirement. Mike further explained that including an executive summary was a breakthrough idea to give a clear summary. There had been a change of emphasis and reduction of the requirement for affordable housing and market housing with homes identified as comments rather than requirements as they are already satisfied in other parts of the document and current market availability and existing planning applications.

Cllr Mitchell identified that the executive summary was not on the contents page, although it was further noted it appears early in the document. Mike agreed and would propose this to be added.

It was further noted that grants are available for adaptable homes, and as such, those who were looking for homes that were more accessible should not be included in the document, as there are means in which these adjustments could be made.

Cllr Collyer noted that the report was clear and easy to read and understand.

Mike noted that to her credit, Sam from WNC was willing to adjust and listened to the groups feedback regarding the report. He also noted that all survey comments had been published in the report.

Cllr Mitchell noted that the overall response was 15%, last time it was 19%. It was no reflection on the efforts of the group, but possibly the timing of completing it over Christmas, despite most people being at home during this period. It was noted that the response was generally in-line with similar surveys completed around the same time by WNC.

Cllr Mitchell proposed that the Planning Committee support and accept this document and it should be further recommended to Full Council to accept it. Prop. Cllr. Mitchell. Sec. Cllr. Peacock. 1 Against.

**PART TWO – FOR DECISION**

	Ref Number	Application Description	Location
24/046	<a href="#">2024/3148/TPO</a>	Removal of 1 x Yew tree (TPO 30 - A3)	The Lodge Brixworth Hall Park Brixworth NN6 9DE

It was noted that the tree was growing towards the house. the lateral branch had been shortened in the past leading to dense growth and the removal of this tree would improve the remaining trees. It was further noted there was a TPO on the tree.

It was noted that a tree surgeon had been consulted. Cllr Barratt questioned if the tree was in the conservation area, the application form suggested it was not, but it was believed it was.

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Councillor Gary Spratt and Councillor Christine Ware.

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It was further felt that if the tree is diseased, deal with the disease. Yews do not grow quickly so it is unlikely this is an urgent application. Presence and status determine the TPO quality of a tree, and questioned if there was another solution to the issue rather than to fell the tree.

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

It was suggested that MV should investigate further for alternate solutions to avoid felling the tree, which should be a last resort.

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

	Ref Number	Application Description	Location
24/047	<a href="#">2024/3223/TPO</a>	Reduction by 25% to 1 x Beech Tree (TPO: DA 322 - T1)	Beech House 35 Tantree Way Brixworth NN6 9UQ

It was noted that there was no reason on the application form, although MV had given further updated via email to the clerking team. It was questioned whether there was insufficient information to comment one way or another, although it was noted this was just a reduction of 25% and would grow back over time.

The Planning Committee **RESOLVED** to **COMMENT** on this application acknowledging MV will visit the site and to assess whether the reduction % is appropriate and for him to make the final decision after consulting with the tree surgeon. Prop. Mitchell. Sec. Cllr. Peacock. Unanimous.

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

	REF NUMBER	APPLICATION DESCRIPTION	LOCATION
24/048	<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

The bulk of the work on this application was a side extension. Cllr Peacock noted it was a grade 2 listed building and any alterations resulting in any type of loss to the building should be protected. She felt the extension isn't compatible with the building, the building has an overall shape and character to it, and this does not compliment or blend into the building. The proposed extension detracts from the character and appearance of the old building.

It was noted that the conservation officer had no objections to the proposed work to the bedroom. But the conservation officer felt that the extension was not appropriate and was not respecting or complimenting the historical manor house. The Planning Committee reviewed the planning policies contravened, as to why the conservation officer did not support the application, and the Planning Committee supported the conservation officer's views.

The Planning Committee **RESOLVED** to **NOT SUPPORT** the application. In line with the conservation officers view, and the comments made against application 2024/1162/FULL & 2024/1126/LBC from its meeting on the 11<sup>th</sup> of March. It is not sympathetic in its design, appearance or materials and impacts negatively on the grade 2 listed building. The proposal was not in keeping with and detracted from the character of the building.

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It was further felt to be contrary to policy ENV 7 of the Settlements and Countryside Local Plan Part 2 and the Planning Committee agree with the conservation officer's comments, from Rachel Booth, dated 26<sup>th</sup> of March. It is also contrary to policy 9 of the Neighbourhood Development Plan, relating to the impact on heritage assets.

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

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

	Ref Number	Application Description	Location
24/050	<a href="#">2024/3195/FULL</a>	Replace existing rear conservatory with single-storey extension, garage conversion and single storey rear and side extension	12 Windmill Glade Brixworth NN6 9LP

It was noted that the building is semi-detached and the garage becomes a habitable space, matching that of a neighbouring property. It was noted that the garage width has increased.

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

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

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	Ref Number	Application Description	Location
24/051	<a href="#">2024/3121/TCA</a>	Reduce Crown to 1 x Lime. Removal of 1 x Sycamore. Crown raise to 1 x Beech Cut back 1 x Cherry and full removal of 1 x Cherry tree	110 Northampton Road Brixworth NN6 9DY

It was noted that there were no TPO's and the work proposed was maintenance.

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

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

	Ref Number	Application Description	Location
24/052	<a href="#">2024/3197/FULL</a>	Construction of agricultural livestock building.	Willow Tree Farm, Merry Tom Lane, Chapel Brampton, NN6 8AQ

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

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

**PART THREE – FOR INFORMATION**

24/053	<b>Any other business</b> There was no other business to consider.
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**PART FOUR – CLOSING PROCEDURES**

24/054	<b>Next Ordinary Meeting</b> 1) Next agenda - there were no items reported. 2) All present NOTED the date of the next Planning Committee Meeting on Monday 12th August 2024.
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In the absence of further business, the meeting was closed in full at 20:36 pm.

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

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 12th August 2024

**Minutes Prepared By:**

Gavin Kirkup  
Administrative Assistant  
Brixworth Parish Council

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