



## Brixworth Parish Council

### Minutes of the Brixworth Planning Committee Meeting

Monday 14th October 2024 at 7.30pm

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

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

#### PART ONE – OPENING PROCEDURES

24/092	<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.	-									
24/093	<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"><thead><tr><th>Councillor Name</th><th>Reason for Absence</th><th>Approval</th></tr></thead><tbody><tr><td>Cllr Frances Peacock</td><td>Holiday</td><td>Approved</td></tr><tr><td>Cllr Barbara Lunnon</td><td>Holiday</td><td>Approved</td></tr></tbody></table>	Councillor Name	Reason for Absence	Approval	Cllr Frances Peacock	Holiday	Approved	Cllr Barbara Lunnon	Holiday	Approved	
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Cllr Frances Peacock	Holiday	Approved									
Cllr Barbara Lunnon	Holiday	Approved									
24/094	<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.										
24/095	<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 23 <sup>rd</sup> September 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec. Cllr. Ware. 1 abstain.	<b>Paper A</b>									

#### 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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24/096

**Public Open Forum Session**

Steve Britchford addressed the Committee. He explained he is currently living in Bedford but looking to move into the area, into an agricultural barn, at Victors Barns. Mr Britchford shared a pack showing what has currently been approved and gave some information around the application which he was considering altering. Mr Britchford wanted to be open and transparent with the Parish Council. Whilst it has approval for 4 homes, Mr Britchford was considering converting it into one home. He shared his ideas for his vision of a prospective redesign with the committee. A prospective neighbour was also present and Mr Britchford explained he was present in support of the re-design.

Cllr Mitchell confirmed with Mr Britchford that he was a perspective purchaser and that he was purchasing the property but had not yet exchanged or completed. He also suggested that he get pre-planning guidance from the WNC Planning department. Cllr Mitchell also noted that as there is no planning application for us to consider, the planning committee would not be able to comment at this stage. Cllr Mitchell further advised that we are only an advisory body.

Mr Britchford gave the Planning Committee a pack with details of a plan to alter the existing approved plans of the Stables and Trekking Centre into a family home. Cllr Mitchell confirmed that the existing planning application had been approved as a trekking centre and not as a residential unit.

Mr Britchford gave the committee his opinion and detail on why he felt the new proposal would be a better option compared to what had already gained approval. He added he intended to purchase the vineyard and his new proposal would complement it.

Mr Britchford proposed an option to rescind the planning approval for the barn conversion in favour of pursuing the stables development. Cllr Mitchell explained that it wasn't possible to rescind a valid planning consent, but an option to change its use could be made.

Mr Britchford further explained that he wanted to do one or the other, but not both. Cllr Mitchell advised Mr Britchford to get pre-application advice and guidance from West Northants. He also noted that the site was constantly on the village's radar.

Cllr Ware thanked Mr Britchford for coming along to the meeting and starting the conversation with the community. She also noted it would be inappropriate to further comment on either scheme at this time.

**PART TWO – FOR DECISION**

	Ref Number	Application Description	Location
24/097	<u><a href="#">2024/4455/TPO</a></u>	Prune lateral branches to 1 x Ash Tree & 1 x Horse Chestnut and remove ivy to ground level Removal of 1 x Sycamore TPO 44 - A3	2 Lone Pine Court Brixworth NN6 9EH

**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.

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Cllr Ware noted that it wasn't clear which of the trees was TPO. She noted that the applicant wants to remove tree 24. She further noted that the draft tree strategy says that we are currently only replacing 17% of the trees that we are removing. There is an aim for a 20% canopy cover by 2025. Brixworth has 8% cover which is less than the WNC average. She asked if we could request a tree replacement notice to be put in. The draft local plan talks about tree replacement policy BN12 part C says where loss of existing trees is unavoidable, suitable replacement planting on the basis of three for one is required. Carbon capture of a mature tree is greater than a young tree.

Cllr Barratt noted that the tree 'might cause damage in the future'. He felt now was the time to make sure it doesn't by way of root trimming or trenching. However, he felt it was only a matter of time, considering its location, before the tree would need to be removed. Cllr Mitchell noted that the tree was down as advisory on the report, not high risk.

Cllr noted that this was not in the conservation area. Cllr Barratt noted that the site was restricted and crowded.

The Planning Committee **RESOLVED** to **SUPPORT** the application and **COMMENT** in respect of tree replacement that WNC impose an appropriate condition that could either provide the replacement of an appropriate species in a location on site, or alternatively provide a tree to Brixworth Parish Council for planting in a location it feels appropriate.

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

	Ref Number	Application Description	Location
<b>24/098</b>	<b><u>2024/3987/FULL</u></b>	Erection of 2 no. self-build detached dwellings (amended)	37 Eastfield Road Brixworth NN6 9ED

Cllr Mitchell reminded the Planning Committee of the previous resolution when it was considered at the meeting of the 23<sup>rd</sup> September 2024. Cllr Mitchell noted that there were revised documents added to the application.

Cllr Mitchell felt it was still an over intensification of the site. in his opinion, the additional clarity of further documentation had not changed his initial feelings on the application.

Cllr Barratt noted that some of the trees formed an integral part of the mature boundary of the public area.

The planning committee **RESOLVED** to **NOT SUPPORT** this application on grounds of over intensification of the site. It is an unacceptable loss of the amenity space and does not provide adequate living space for the residential units and the loss of mature trees and vegetation on the eastern and southern boundary of the local green space.

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

<b>24/099</b>	<p>TPO Tree Survey</p> <p>Cllr Mitchell noted the report was very thorough and it had noted many trees that should be considered worthy of a TPO.</p> <p>The Planning Committee <b>RESOLVED</b> to use this survey as supporting evidence and request the Clerk follow the TPO flow chart to request WNC support to add TPO protection to the trees, 5173-5177, 5178-5192, G1, G2, G4, G5 and G6 which is endorsed by the Planning Committee.</p> <p>Prop. Mitchell. Sec. Ware. Unanimous.</p>	<b>Paper B</b>
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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.

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**PART THREE – FOR INFORMATION**

<b>24/100</b>	<b>Any other business</b> Cllr Mitchell noted that he would be putting his statement of case together, in respect of the Brixworth Centre, at the planning meeting in November. Draft notes will be shared in due course and constructive criticism was welcomed.
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**PART FOUR – CLOSING PROCEDURES**

<b>24/101</b>	<b>Next Ordinary Meeting</b> A) Next agenda – no items noted. B) All present NOTED the date of the next Planning Committee Meeting on Monday 4th November 2024.
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In the absence of further business, the meeting was closed in full at 20:11pm.

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

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Cllr Tom Mitchell - Chairman  
Brixworth Parish Council

Date: 4<sup>th</sup> November 2024

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

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**Initialed:**



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