



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 23rd September 2024 at 7.30pm

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

In attendance:	Councillor Tom Mitchell (Chair), Councillor Frances Peacock (Vice Chair), Councillor James Collyer & Councillor Christine Ware
Absent:	Councillor Barbara Lunnon, Councillor Gary Spratt, Councillor Ian Barratt
Clerical Support:	Gavin Kirkup
Members of Public:	None

PART ONE – OPENING PROCEDURES

24/081	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.	-												
24/082	Apologies for absence and acceptance of apologies for absence The following apologies and reasons for absence were received as follows: <table border="1" data-bbox="204 1173 1356 1344"> <thead> <tr> <th>Councillor Name</th> <th>Reason for Absence</th> <th>Approval</th> </tr> </thead> <tbody> <tr> <td>Cllr Gary Spratt</td> <td>Medical</td> <td>Approved</td> </tr> <tr> <td>Cllr Barbara Lunnon</td> <td>Holiday</td> <td>Approved</td> </tr> <tr> <td>Cllr Ian Barratt</td> <td>Work Commitments</td> <td>Approved</td> </tr> </tbody> </table>	Councillor Name	Reason for Absence	Approval	Cllr Gary Spratt	Medical	Approved	Cllr Barbara Lunnon	Holiday	Approved	Cllr Ian Barratt	Work Commitments	Approved	
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Cllr Gary Spratt	Medical	Approved												
Cllr Barbara Lunnon	Holiday	Approved												
Cllr Ian Barratt	Work Commitments	Approved												
24/083	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.													
24/084	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Mitchell, APPROVING the Planning Committee Meeting Minutes of 2nd September 2024 as a true and accurate record. Prop. Cllr. Mitchell. Sec. Cllr. Peacock. Unanimous.	Paper A												
24/085	Public Open Forum Session There were no members of the public present.	-												

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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PART TWO – FOR DECISION

	Ref Number	Application Description	Location
24/086	<u>2024/4071/TCA</u>	Removal of 1 x self set Yew Tree Reduction to 1 x Cherry Tree and Conifers Reshape to 1 x Hazel Tree, 1 x Wisteria and 1 x Shrub	The Granary Church Street Brixworth NN6 9DB

Cllr Ware and Cllr Peacock raised concerns over felling the Yew tree. Other than the obstruction to the window there is no evidence to support its removal it was thought it could be trimmed. The proposed removal would also negatively affect the overall street scene.

It was noted that there were no issues with the other aspects of work within the application, other than the removal of the Yew tree.

The planning committee **RESOLVED to NOT SUPPORT** this application as a consequence of the proposal to removal of the Yew tree.

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

	Ref Number	Application Description	Location
24/087	<u>2024/4152/MAF</u>	Construction of detached dwelling with garage and outbuilding, together with formation of access drive, hard and soft landscaping and associated works	Land at Grange Farm Fox Hill Grange Brixworth

It was noted that this particular application was reliant on paragraph 84 of the NPPF. Paragraph 84(e) asserts that the design is at an exceptional quality in that it is truly outstanding, reflecting the highest standards in architecture and would help raise standard of design more generally in rural areas. It would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

There were mixed opinions over the design and lengthy debate on whether the design met the criteria of Paragraph 84.

Cllr Ware further pointed out that it did not fit with the requirements identified from the recent housing needs survey.

As there was a lot of information within the application, Cllr Mitchell questioned if the committee may not have had the opportunity to give all of the reports within the application full consideration.

The planning committee **RESOLVED to NOT SUPPORT** the application. The planning application was not supported as the committee were of the majority opinion that it did not fulfil the criteria of paragraph 84(e) of the NPPF. Specifically, it does not enhance its immediate setting and is not sensitive to the defining characteristics of the local area.

Prop. Cllr. Peacock. Sec. Cllr. Ware. 3 in Favour. 1 against.

It was further proposed that the planning committee would request a ward councillor to call in the application for consideration by the full WNC planning Committee.

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

	Ref Number	Application Description	Location
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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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24/088	2024/3987/FULL	Erection of 2 no. self-build detached dwellings	37 Eastfield Road Brixworth NN6 9ED
<p>Cllr Mitchell felt there was a risk of over intensification of the site as the two new proposed houses were too close together and the impact on the existing surrounding trees. The new plans did not show the trees, one of which was 14m high along with other substantial trees.</p> <p>The planning committee RESOLVED to NOT SUPPORT this application. It was not supported on the grounds of over intensification of the site, it is an unacceptable loss of amenity space to provide adequate living spaces for the residential units and unacceptable loss of mature trees and vegetation on the eastern boundary of the site.</p> <p>Prop. Cllr Mitchell. Sec. Cllr Ware. Unanimous.</p>			
	Ref Number	Application Description	Location
24/089	2024/4314/TCA	Reduction to 1 x Laurel	3 Newlands Brixworth NN6 9DN
<p>The planning committee RESOLVED to SUPPORT this application.</p> <p>Prop. Cllr Mitchell. Sec. Ware Cllr. 1 Against.</p>			

PART THREE – FOR INFORMATION

24/090	<p>Any other business</p> <p>a) The Yellow Bus – The Flavour Trailer had consent for the premises at 3 Staveley Way, and then moved premises. The property retains the consent to operate as a restaurant.</p> <p>b) Thai takeaway at Breach Close – delivery only. The planning committee terms of remit allows us to comment on applications made. We are not the police force for the planning authority. As far as we know it is someone operating from their house. Individuals may raise questions, but it is not in the Committee’s TOR’s to identify potential breaches of planning.</p>
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PART FOUR – CLOSING PROCEDURES

24/091	<p>Next Ordinary Meeting</p> <p>A) Next agenda – no items noted.</p> <p>B) All present NOTED the date of the next Planning Committee Meeting on Monday 14th October 2024.</p>
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In the absence of further business, the meeting was closed in full at 20:15 pm.

Signed as a true and accurate record:

Minutes Prepared By:
Gavin Kirkup
Administrative Assistant
Brixworth Parish Council

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Cllr Tom Mitchell - Chairman
Brixworth Parish Council

Date: 14th October 2024

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