



Brixworth Parish Council

Minutes of the meeting of the Planning Committee

Monday 3rd April 2017

Councillors: Councillor Stephen James (Chair) Councillor Alex Coles, Councillor Ian Barratt and Councillor Kevin Parker

In Attendance: Peter Rowbotham (Parish Clerk) and Ms Rhian Morgan (Heritage and Policy Officer) of Daventry District Council

Members of the Public – 7

17/454P Welcome

The Chairman welcomed everyone to the meeting of the Planning Committee and summarised the housekeeping arrangements. He reminded attendees of the location of the emergency exit and that the meeting was being recorded.

17/455P Apologies for Absence

Apologies had been received from Councillor Saxton and Councillor Brown (both work commitments) and Councillor Moxon. These were accepted by the meeting.

17/456P Members' Declaration of Interests

None declared

17/457/P Minutes of the last meeting – 13th March 2016

The minutes of 13th March 2017 were agreed as a true and accurate record of the meeting.

17/458/P Matters arising from the Minutes of the last meeting

Planning Application DA/2017/0130. This application for Listed Building Consent had been withdrawn. (Construction of single storey rear extension and porch to side at The Manor, Harborough Road, Brixworth NN6 9BX)

17/459/P Brixworth Conservation Area

Ms Rhian Morgan, Heritage and Policy Officer of Daventry District Council presented this item and provided an overview of the Conservation Area.

The Brixworth Conservation Area was introduced in 1979 and revised in 2000. Ms Morgan circulated a plan indicating the existing designated area. The appraisal would be subject to a consultation period and an exhibition at the Community Centre. Individual responses would be welcome but joint responses would be better. Reference would be made to both the Design Statement and Neighbourhood Plan.

The approval process was explained with both the Management Team & Councillors considering the appraisal document prior to the draft being approved for consultation. The draft is then amended for the Daventry District Council to adopt as 'Supplementary Planning Guidance'.

Traffic management and traffic erosion was raised as an issue with a need for a closer working relationship with the Highway Authority to put appropriate restrictions in place to preserve the heritage. Air traffic and its noise impact was also mentioned. Any issues with Sywell should be initially reported to Daventry DC to see if there is any breach of planning conditions.

Hall Park was discussed as part of the appraisal. It was worthy of consideration with its walled gardens and lake despite the modern infill. The wooded area suggests more use of Tree Preservation Areas to provide more protection in this area.

Ms Rhian Morgan was thanked for the presentation.

17/460P Planning Application Number DA/2017/0232
Construction of classic car storage garage (revised Scheme)
Land at Ironstone Way, Brixworth

No objections

This was proposed by Councillor Coles and seconded by Councillor Parker. Unanimous.

17/461P Planning Application Number DA/2017/0223
Removal of two existing containers and addition of three storage containers in service compound yard
Pitsford Cycles, Brixworth Country Park, Northampton Road, Brixworth

No objections

This was proposed by Councillor Parker and seconded by Councillor Coles. Unanimous.

17/462P Planning Application Number DA/2017/0167
Construction of single dwelling with access road and formation of access
Land off Merry Tom Lane, Brixworth

It was agreed that the Council objects to this planning application on the following grounds:

1. The application is contrary to policy 2 (Development in the open countryside) of the approved Brixworth Neighbourhood Plan. The proposed development would constitute unacceptable residential development at an unsustainable isolated location within the open countryside for which no special justification exists. The proposed development would also be contrary to saved Daventry District Local Plan policies GN1 (B and F) which states that the environment should be protected and enhanced and this Plan therefore seeks to severely restrain developments in the open countryside.
2. The application is contrary to Policy 3 (Impact of Development on the settings and views around Brixworth) of the approved Brixworth Neighbourhood Plan. The application site is within an area of attractive landscape which has been designated locally as a Special Landscape Area and the proposed development would appear overly intrusive within this landscaped setting. It is also contrary to the Daventry District Local Plan EN1 as this site is designated on the proposal map as a Special Landscape Area. The Local Plan Policy GN2(G) also states that developments will not be permitted if it adversely affects a Special Landscape Area. The unacceptable and detrimental impact upon the character and appearance of the local landscape is also contrary to Policy BN5 of the adopted West Northamptonshire Joint Core Strategy, which requires development within the rural areas to sustain and enhance the heritage and landscape features which contribute to the character of the area.

3. The proposed development is contrary to paragraph 55 of the National Planning Policy Framework which seeks to avoid new isolated homes within the open countryside other than in prescribed circumstances, which are not met in this instance.
4. The design of the proposed dwelling house is not of exceptional quality or of an innovative nature as prescribed at paragraph 55 of the National Planning Policy Framework as it is not truly outstanding; would not enhance its immediate setting; and not would reflect the highest standards in architecture. The application is also contrary to the Daventry District Local Plan GN2 (A and G) as the type, scale and design is not in keeping with the locality and detracts from the amenities.
5. The proposed development is contrary to Policy R1 (G) of the adopted West Northamptonshire Joint Core Strategy, which requires development within the rural areas to be within the existing confines of the village.
6. The development does not involve the re-use of buildings or enhance or maintain the vitality of rural communities. It does not contribute towards and does not improve the local economy. This application is therefore contrary to Policy HS24 of the Daventry District Local Plan. There is no reason to view this application as an exception to the relevant planning controls in place for this area.
7. The housing requirement for the rural areas has now been met within the Daventry District. Further housing development within rural areas will now only be permitted under Policy R1 of the Daventry District Local Plan under conditions prescribed under R1 (i to v) It has not been demonstrated that the proposed development constitutes an environmental improvement under R1 (i) or that it satisfies any of the subsequent criteria listed under R1 (iii) to (v).

This was proposed by Councillor Coles and seconded by Councillor James. Unanimous.

17/463P Planning Application Number DA/2017/0214
Extension to existing dwelling
Park Farm, Spratton Road, Brixworth

Daventry District Council has advised that prior approval is not required for this application.

17/464P Urgent Matters for Report only

There were no urgent matters to report.

17/465P Date of Next Meeting

Monday 24th April 2017 at 730pm.

The meeting closed at 8.50pm

Signed as a true and accurate record



Councillor Stephen James (Chair)
Chairman
Brixworth Parish Council
24th April 2017

Peter Rowbotham
Parish Clerk
Brixworth Parish Council
18th April 2017
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