



Brixworth Parish Council

Minutes of the meeting of the Planning Committee

Monday 23rd April 2018

Councillors:	Councillor Frances Maria Peacock (Chairman), Councillor Ian Barratt, Councillor Sandra Moxon and Councillor Kevin Parker
In Attendance:	Peter Rowbotham (Parish Clerk)
Apologies for Absence:	Councillor Elaine Coe, Councillor Alex Coles, Councillor Stephen James and Councillor Peter Saxton
Members of the Public	2

17/635P Welcome

The Chairman welcomed everyone to the meeting of the Planning Committee. Councillor Peacock reminded everyone that the meeting was being recorded and of the evacuation procedure in the event of a fire alarm.

17/636 Apologies for Absence

Apologies had been received from Councillor Elaine Coe, Councillor Alex Coles, Councillor Stephen James and Councillor Peter Saxton.

17/637P Members' Declaration of Interests

Councillor Moxon declared a pecuniary interest in application DA 2018/0254 (Item 7) – Application Number DA/2018/0254, removal of trees within a conservation area at The Grange 21, Kennel Terrace, Brixworth, Northamptonshire, NN6 9DL

17/638P Minutes of the last meeting – 26th March 2018

The minutes of 26th March 2018 were agreed as a true and accurate record. This was proposed by Councillor Maria Peacock and seconded by Councillor Parker.

17/639P

Application Number DA/2018/0260

Outline application with main point of access included for development to provide commercial floor space for Class B1b, B1c, B2 & B8 employment uses

Land To West of Mercedes Avenue, Brixworth Northamptonshire

A local farmer outlined his concerns regarding this proposed development. It was his view that this was an important greenfield site where any development would be an intrusion into the countryside views with an

additional negative impact on wildlife. He also thought that the site had still not fully settled from its previous land fill use. He also questioned the need for industrial units in a locality where vacant units existed at nearby locations. Access to the site was raised as an issue as the proposed junction would be inadequate for the likely number of vehicle movements.

The Brixworth Neighbourhood Plan Working Group had already commented during the pre application process. Having viewed the submitted proposal the Group thought that the development was contrary to the adopted and emerging local planning policies. The Group also thought that there was no evidence that this site was meeting local needs. The size of the car park suggested that the site was not focussed on utilising local labour.

The Planning Committee considered the points raised at the meeting. It also highlighted the unsatisfactory appearance of the site and the likelihood of light pollution. The landscaping scheme seemed ineffective for a large scale industrial site.

The Parish Council agreed to object to the planning application on the following grounds:

1. The proposal is contrary to the approved planning policies:

Brixworth Neighbourhood Plan Policy 3

Brixworth Neighbourhood Plan Policy 5

Daventry Local Plan Policy EM10

Daventry Local Plan Policy GN2c

West Northants Core Strategy S1

2. Access & Highways. With the expected daily vehicular movements from this site this proposal would generate too much traffic for the access road and local highways to cope sufficiently.

3. Appearance. The proposal is too large for the site and unsightly on an existing green field site which can be seen for several miles. The light pollution from this development is also a concern. The landscaping proposals are both poor and inadequate.

4. The development is outside of the confines of the village. The village is surrounded by attractive open countryside,

5. The proposal would have a negative impact on the environment.

6. The proposal does not meet any local need. It is contrary to the West Northants Core Strategy Policy R2.

This was proposed by Councillor Peacock and seconded by Councillor Barratt. Unanimous.

17/640P

Application Number DA/2018/0281

Work to trees and removal of tree within conservation area

Mint Cottage, Cross Hill, Brixworth, Northamptonshire, NN6 9DB

The Parish Council had no objections to this proposal. This was proposed by Councillor Moxon and seconded by Councillor Peacock. Unanimous.

17/641P**Application Number DA/2018/0269****Demolition of existing finishing shed and construction of new finishing shed
Haddonstone Ltd, Harborough Road, Brixworth, Northamptonshire, NN6 9EU**

The Parish Council had no objections to this proposal. This was proposed by Councillor Moxon and seconded by Councillor Peacock.

17/642P**Application Number DA/2018/0254****Remove trees within a conservation area****The Grange 21, Kennel Terrace, Brixworth, Northamptonshire, NN6 9DL**

Councillor Moxon had declared a pecuniary interest in this planning application and left the meeting at 8.14 pm.

The Parish Council had no objections to the proposal subject to the works being agreed by the District Council's Arboriculture Officer. This was proposed by Councillor Peacock and seconded by Councillor Parker. Unanimous.

Councillor Moxon returned to the meeting at 8.19 pm

17/643P**Application Number DA/2018/0279****Demolition of three existing garages and construction of new dwelling (revised scheme)****Land Adj. The Old Bakehouse 4, Kennel Terrace, Brixworth, Northamptonshire, NN6 9DL**

This planning application had been resubmitted following amendments after a refused on appeal. The Planning Committee noted the changes to the plans which had addressed some of the issues.

On the Chairman's casting vote it was agreed that the Parish Council would offer no objection to the proposal.

This was proposed by Councillor Peacock and seconded by Councillor Barratt.

17/644P**Application Number DA/2017/1028****Demolition of existing conservatory and construction of two storey rear extension****24, Grass Slade, Brixworth, Northamptonshire, NN6 9HZ**

The Planning Committee noted that an appeal had been lodged against the District Council's decision for this application.

17/645P Any Other Urgent Business

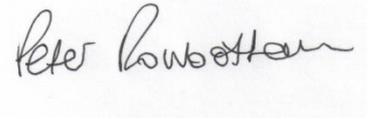
None

17/646P Date of Next Meeting

Monday 14th May 2018 at 730pm.

The meeting finished at 8.32pm

Signed as a true and accurate record

A handwritten signature in black ink that reads "Peter Rowbotham". The signature is written in a cursive style with a large initial 'P'.

Councillor Frances Maria Peacock
Chairman of the Planning Committee
Brixworth Parish Council
14th May 2018

Peter Rowbotham
Parish Clerk
Brixworth Parish Council
8th May 2018
Telephone: 079 8314 1786
Email: clerk@brixworthpc.org.uk