



Brixworth Parish Council

Minutes of the meeting of the Planning Committee

Monday 24th September 2018

Councillors:	Councillor Frances Peacock, Councillor Ian Barratt, Councillor Bob Campbell, Councillor James Collyer, Councillor Sandra Moxon and Councillor Kevin Parker.
In Attendance:	Peter Rowbotham (Parish Clerk)
Apologies for Absence:	Councillor Stephen James, Councillor Alan Lovell and Councillor Tom Mitchell.
Members of the Public	21

18/715P 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.

18/716P Apologies for Absence

Apologies for absence had been received from Councillor James, Councillor Lovell and Councillor Mitchell.

18/717P Members' Declaration of Interests

None

18/718P Minutes of the last meeting – 3rd September 2018

The minutes of 3rd September 2018 were agreed as a true and accurate record. These minutes were proposed by Councillor Parker and seconded by Councillor Collyer. Unanimous. These were signed by the Chairman.

18/719P

DA/2018/0580

Demolition of public house and construction of new A1 retail unit Red Lion Hotel, Harborough Road, Brixworth, Northamptonshire NN6 9BU

The Parish Council agreed to object to the submitted planning application. This was proposed by Councillor Peacock and seconded by Councillor Barratt. Unanimous.

The following reasons were formulated following the open discussions between Councillors and the members of the public present at the meeting:

1. Road Safety – there are concerns regarding the location of the site and its access and parking arrangements. This development would bring increased risks to both pedestrians and road users.
2. The building design of the proposed store is not compatible with the designated Brixworth Conservation Area.
3. There are an inadequate number of car parking spaces for the size of the store and its likely demand.
4. The proposal is contrary to the Daventry District Local Plan Policy EN 2 .
5. The development constitutes ‘over massing’ of the site
6. The proposed opening hours are unsuitable for a store that is within a conservation area and is predominantly residential.
7. The development would have a negative impact on the residential area and its local amenities

The Parish Council would be sending a representative to the Daventry Planning Committee when this application was to be considered.

18/720P

Pre Application

Proposed Employment Area (33,000 sq. metres)

Land West of Mercedes Avenue, Brixworth, Northamptonshire, NN6 9BU

Mr Steve Harley from Oxalis Planning presented the latest indicative site plan to the Parish Council. This was in preparation of the submission of a revised outline planning application for the site. There was no fixed timetable for submission of the planning application.

Mr Harley said that his client had listened to the previous comments submitted. A new access road with roundabout on the A508 into the site was now proposed which had been developed following discussions with both Daventry District Council and the Northants County Council. This access would also alleviate the traffic issues into the Mercedes site.

Mr Harley pointed out that the District Council had stated that there was an under provision of small/medium sized units within the District. He also thought that the Enterprise Partnership strongly supported developments like this which could create up to 600 jobs. However, it was pointed out that the key policy area on this theme suggests that all new employment areas should be identified for sites in the proximity of the Daventry town area. The District Council would need to be convinced that this proposal could proceed in contravention with its own existing policy. Validated evidence of need would have to be produced and Mr Harley thought that agents held such information to justify demand. The proposed site was also outside of the confines of the village which would be contrary to the approved Neighbourhood Plan.

Mr Harley indicated the landscape buffer on the plan and stressed that the proposal was trying to be very sensitive to its surrounding area. Sympathetic materials would be utilised for the site. The objective was to create a quality place to work. At present, there were no named potential occupiers of the site although linkages to the Mercedes supply chain could not be ruled out.

The Chairman thanked Mr Harley for the update on the site and hoped that the discussions had been useful.

16/721P Any Other Business

There was no urgent business.

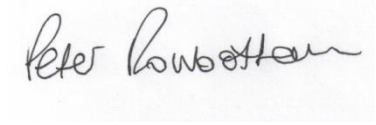
16/722P Date of Next Meeting

Monday 15th October 2018.

Initialed

The meeting finished at 9:00pm

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 and is positioned above a faint, light-colored rectangular stamp or watermark.

**Councillor Frances Maria Peacock
Chairman of the Planning Committee
Brixworth Parish Council
15th October 2018**

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