



## **Brixworth Parish Council**

### **Minutes of the meeting of the Planning Committee**

**Monday 15<sup>th</sup> October 2018**

- Councillors:** Councillor Frances Maria Peacock, Councillor Bob Campbell, Councillor Stephen James, Councillor Alan Lovell, Councillor Tom Mitchell and Councillor Kevin Parker.
- In Attendance:** Peter Rowbotham (Parish Clerk)  
Steve Edgeller, Kelly Edwards and Martin Webster (Representing the Coop)
- Apologies for Absence:** Councillor Ian Barratt, Councillor Elaine Coe and Councillor Sandra Moxon.
- Members of the Public** 4
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#### **18/723P 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.

#### **18/724 Apologies for Absence**

Apologies for absence had been received from Councillor Barratt, Councillor Elaine Coe and Councillor Moxon.

#### **18/725P Members' Declaration of Interests**

None.

#### **18/726P Minutes of the last meeting – 24<sup>th</sup> September 2018**

The minutes of 24<sup>th</sup> September 2018 were agreed as a true and accurate record. The minutes were proposed by Councillor Parker and seconded by Councillor Campbell. Unanimous.

#### **18/727P**

**DA/2018/0865**

#### **Works to and removal of trees within a Conservation Area**

**Cedars Farm, Silver Street, Brixworth, Northamptonshire NN6 9BY**

It was agreed that the Parish Council would object to the proposed tree work on the grounds that there was insufficient information to formulate an informed response. This was proposed by Councillor Peacock and seconded by Councillor Campbell.

Initialed.....

**18/728P**

**Community Engagement**

**Demolition of public house and construction of new A1 retail unit**

**Red Lion Hotel, Harborough Road, Brixworth, Northamptonshire NN6 9BU**

Kelly Edwards thanked the Parish Council for the opportunity to discuss the current planning application. She had stated that some of the concerns had been addressed and from a planning prospective some progress had been made with Daventry District Council. The drawings had been amended because of the feedback to date including a new location for the goods delivery door and a refined design, with different brick work, to reflect its important Conservation Area setting.

The Parish Council expressed its ongoing concerns with the vehicular access arrangements to the site and the limited number of car parking spaces for a new store that may attract additional shoppers to the village. The view was that the revised drawings had not addressed the highway related issues. The Parish Council's comments would be fed back to the Highways Team working on behalf of the Coop.

Martin Webster, as Architect, talked through his revised plans. Mr Webster proposed using a local brick and had also attempted to improve the feel of the building despite it being a modern structure. The first floor was now incorporated into the roof and the site would be acoustically protected to restrict noise. The on-site plant would be internal with servicing taking place through the first floor.

Questions were asked about the land to the rear of the Red Lion site. The former garden site would remain with the developer who is also the current owner of the Red Lion building. The former garden could be sold off, but the intention was that this would always be maintained, possibly through a maintenance plan.

The purpose and timing of the engagement was questioned especially as the planning application had already been submitted. In reply, the representatives stated that they wanted to take back the thoughts of the Parish Council and the community to enable an appropriate response. This was good practise.

Councillor Peacock thanked the Coop representatives for coming to the Planning Committee and sharing the latest plans.

**16/729P Any Other Business**

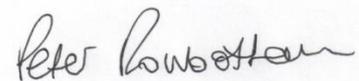
There was no urgent business.

**16/730P Date of Next Meeting**

Monday 5<sup>th</sup> November 2018.

***The meeting finished at 20:16***

Signed as a true and accurate record



**Councillor Frances Maria Peacock  
Chairman of the Planning Committee  
Brixworth Parish Council  
5<sup>th</sup> November 2018**

**Peter Rowbotham  
Parish Clerk  
Brixworth Parish Council  
29<sup>th</sup> October 2018  
Telephone: 079 8314 1786  
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*Initialed .....*