

## **Brixworth Parish Council**

### **Minutes of Brixworth Parish Council Planning Committee Meeting held at the Library Community Centre on Monday 10 June 2013.**

**Present:** Cllrs I Barratt, R Chattaway, J Hodgson, A Hockenhull, M Lacey, Mrs S Moxon, D Parnaby (Chairman), K Parker and P Williamson.

**In attendance:** Cllrs S Pointer and E Wiig (DDC) and approximately twenty members of the public

**13/078p Apologies:** Cllr L Wright

**13/079p Declaration of Interest on Agenda items:** Cllrs S Pointer and E Wiig (DDC Planning).

#### **13/080p Report on Terms of Reference**

The terms of reference had been previously circulated and were noted.

**13/081p To approve the Minutes of the Meeting of 20 May 2013:** It was agreed that the minutes of the meeting held on 20 May 2013 were a true record of the proceedings and they were signed accordingly.

**13/082p Matters arising from the Minutes for Report :** There were no matters arising from the minutes of the previous meeting.

#### **13/083p DA/2013/0334 Land to East of Northampton Road, Brixworth**

Reserved matters application for residential development of 15 houses and bungalows, play area, associated public open space, landscaping, car park for retained allotments, extension to allotments and new vehicular and pedestrian access.

The Chairman reported that DDC have approved the outline application for the 150 houses, which the parish council had objected to. This application refers to the details of the application (reserved matters).

Matters raised by members of the public were as follows: -

- Plan 5074/02 shows that the existing 'buffer' strip is to be incorporated into gardens of the new properties to the north of the development. The residents were assured at the time of the outline application that this 'buffer' strip was to be retained.
- If this buffer strip was to be removed would Barratt install a new fence at the rear of the properties? Or utilise the current fencing which is owned by the existing properties, they would back onto?
- The 'buffer' strip is a service strip and contains utilities underground.
- Reassurances are required with regards to what the community will gain and when through a S106 agreement. (i.e. funding for the surgery)
- Infrastructure should be done first before the development is built.

- The current pumping station, located near 4 High Slade is currently not adequate. Only recently the pumping station flooded which results in flooding in High Slade and Knightons Way. Concerns rose with regards to the adequacy and capacity of existing pump, to include the new properties.
- Who would hold the key to the bollards for the emergency exit near High Slade?
- Increase in traffic caused by the additional properties, within the village (i.e. parking at school and shops) and entering Northampton via Kingsthorpe.
- Loss of existing footpath across the land.
- Three storey properties on the north of the development would be higher (25%) than the existing properties they would back on to.
- Development should be in keeping with the existing properties.
- Concerns of children in the play area, wondering on to the neighbouring allotments.
- Barratts have confirmed the extension to the allotments, a six foot fence and car park.

Matters raised by Parish Councillors were as follows (in addition to the points raised above):

- 50 houses adjacent to the proposed development had been leafleted, to advise them of the planning meeting.
- Outline planning conditions state that the development must strictly adhere to the indicative sketch SK04 RB26 July, which shows the buffer strip separate and not part of the development.
- Concerns raised regarding the play area being located remotely by the allotments and bypass.
- Suggestion of trees or a high hedge at the south of the security fencing to the allotments.
- Who would be responsible for the suds and swales?

It was agreed to include points raised during the discussions in the response to DDC. A copy of the letter is to be circulated to members, prior to sending.

The Chairman thanked the members of the public for attending and participating and reminded them to write to the District Council with their individual concerns.

**13/084p DA/2013/0331 11 Northampton Road, Brixworth**

Single storey side extension with new vehicular access

The committee discussed this application and there were no objections.

**13/085p DA/2013/0361 4 Woodsfield, Brixworth**

Vehicular access

The committee discussed this application and there were no objections as such, however the committee was concerned about the existing bus shelter obscuring the vision of the vehicles entering and exiting the property, which could cause a danger.

**13/086p Infrastructure and Developer Contributions Supplementary Planning Document Consultation (Deadline 12 July 2013)**

This was deferred to the next planning committee meeting.

**13/087p Report on Recent changes to Planning Regime - Larger House Extensions Regime and Relaxed Changes of Use**

Details of recent changes to the planning regime had been previously circulated and were noted.

**13/088p Report on Erection of new Fencing on Harborough Road and Removal of Hedgerow**

Concerns were raised that the planting of a new hedgerow, which had been agreed, had not yet been undertaken on Harborough Road. The old hedgerow had been removed due to the erection of a new fence. It was agreed to contact MGWSP to ascertain when the hedgerow is to be planted.

**13/089p Urgent Matters for Report only.**

An amended plan for application DA/2013/0066 Old Station Yard, Station Road, Brixworth (Erection of B1 units, access and 9 no. dwellings) had been received. It was noted that the amendment included details of the financial viability of the development and it was agreed for the Clerk and Chairman to respond to this application.

**Date of next Meeting.** The next meeting would take place on 8 July 2013 at 7.30 pm at the Library /Community Centre.

There being no further business, the meeting closed at 9.00pm.