

BRIXWORTH PARISH COUNCIL

Minutes of An Extraordinary Meeting of Brixworth Parish Council Planning Committee held at the Library Community Centre on Monday 18 November 2013

Present: Cllrs M Lacey, D Parnaby (Chairman), K Parker and P Williamson.

In attendance: Mr P Frampton and 4 members of the public.

13/150p Apologies Cllrs I Barratt, R Chattaway, J Hodgson, and S Moxon,

13/151p. Declarations of Interest: None.

13/151p. DA/2013/0510 Application for a Continuing Care Retirement Community at Victor's Barn Northampton Road, Brixworth. The Chairman introduced the meeting by stating that it had been called to discuss the latest amendments to a planning application submitted for the building of a Continuing Care Retirement Community at Victor's Barn, Northampton Road comprising a 60 bed nursing home with care hub, 30 close care apartments and 10 close-care cottages, all on the southern edge of the Village. He then invited Mr Frampton, representing the applicant, to set out the reasons behind the application and the recent changes to the original application. Mr Frampton gave a brief outline of the reasons for the application, pointing out the nation-wide requirement for establishments of this kind against a background of an ageing society. The salient changes since the original submission of this application were mainly the reduction in number of close care cottages from 10 to 7 and the provision of a consulting room on the premises to which the general public could have access. Following Mr Frampton's statement in favour of the application, members of the public were invited to make their views known. Those who did this acknowledged the generous offer of a consulting room but did not consider this sufficient to overcome their objections to the application. The overall view expressed was that the development was of the wrong kind in the wrong place.

After considerable thought and discussion the Committee decided, unanimously to object to this application, chiefly on the following grounds:

- The proposed development was of a significant scale and was in the open countryside well outside the confines of the village, on land which is not previously developed land. The application would involve inappropriate building in a Special Landscape Area contrary to the saved policy prohibiting this. Such saved policies are still recognised in the National Planning Policy Framework as remaining relevant policy providing strong protection to the area.
- A development of this kind would have considerable impact on the open countryside and character of this area. When viewed in conjunction with the recent successful application for the construction of 150 houses on land east of Northampton Road, Brixworth, it would amount to a further urbanisation of land to the south of the village.
- The need for such homes nationally was not disputed. However, what was disputed was that there was a need for such a development in this area. There were already three care homes within a comparatively short distance of this location.
- Doubt was expressed on the practicability of the development to be carried out on the footprint shown on the plans.
- Residents and the staff of the Saxon Spires Medical Practice were already concerned at the

ability of the surgery to cope with a further increase in the number of patients which it was required to service. This development would bring well over 100 potential (elderly) patients to be cared for by the surgery, hard on the heels of the 150 families (500-600 patients) required to be accommodated from the new Barratt's development. The Saxon Spires Practice, originally built to deal with 3500 patients now had over 7000. Rooms there were now being used to maximum capacity and appointments were difficult to obtain. There is no room for the surgery to expand on its present site and the car park overflows throughout the day. To say that this situation, as exacerbated by patients from the proposed Care Home, could be in any way alleviated by the provision of a consulting room there and which would have to rely on the provision of doctors from the Saxon Spires Practice, was not credible. sense. The position was plainly unsustainable.

- The plans included the intention to construct buildings 9 metres in height. These were bound to have a dominant effect on the landscape and the whole development would be prominent from the approaches to the village from the south and the view of the village from Pitsford.
- Finally, this application has to be viewed in the context of the other, recent developments which have been approved, the cumulative effect of which strikes at the heart of the Government's much-vaunted policy of localism and at the requirement of sustainability required by the National Planning Policy Framework.
- Finally, there were traffic considerations in that the cumulative effect of traffic to and from the proposed complex, when added to that emanating from the 150 houses being built to the east of Northampton Road, all of which would have to use the A508, would place further pressure on a road which was already unacceptable congested at peak periods.

The meeting closed at 8.25 pm