



## **Brixworth Parish Council**

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

**Monday 9<sup>th</sup> March 2020**

<b>Councillors:</b>	Councillor Frances Peacock, Councillor Ian Barratt, Councillor Elaine Coe, Councillor James Collyer, Councillor Stephen James, Councillor Lina Howarth, Councillor Alan Lovell, Councillor Tom Mitchell, Councillor Sandra Moxon and Councillor Kevin Parker.
<b>In Attendance:</b>	Peter Rowbotham (Parish Clerk)
<b>Apologies for Absence:</b>	Councillor Lynne Compton
<b>Absent:</b>	Councillor Stuart Coe
<b>Members of the Public</b>	17

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#### **20/940P Welcome**

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

#### **20/941P Apologies for Absence**

Apologies for absence had been received from Councillor Compton. These were accepted by the meeting.

#### **20/942P Members' Declaration of Interests**

None declared.

#### **20/943P Minutes of the last meeting – 17<sup>th</sup> February 2020**

The minutes of 17<sup>th</sup> February 2020 were agreed as a true and accurate record of the meeting. This was proposed by Councillor Mitchell and seconded by Councillor James. Unanimous. The minutes were signed by the Chairman.

#### **20/944P**

#### **DA/2020/0054**

#### **Demolition of public house and construction of new A1 retail unit (revised scheme) The Red Lion Hotel, Harborough Road, Brixworth, Northamptonshire**

The Parish Council **objected** to the proposal on the following grounds –

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## 1. **Contrary to Policies**

The design, scale, massing and appearance of the proposed new retail building was not in keeping with the sensitive locality and would not promote or enhance local distinctiveness or preserve or enhance the character and appearance of the Brixworth Conservation Area. The proposed development would therefore be contrary to –

- West Northamptonshire Joint Core Strategy Policy BN5
- Daventry District Settlements and Countryside Local Plan (Part 2) Policies SP1, ENV7 and ENV 10.
- Brixworth Neighbourhood Plan Policies 8 & 9
- Brixworth Design Statement Policies SG1, BG1, BG21
- NPPF Paragraph 192

There was little indication within the submitted plans of the use of the corporate signage/ window clutter on this important site. (Or whether it is illuminated) The Parish Council wished to highlight that all outdoor advertisements should be controlled to prevent any unacceptable proliferation of signage which would undermine the visual amenity of the area. (Brixworth Neighbourhood Plan Policy 10)

## 2. **Lack of Parking & Impact on the Highway**

The parking provision for the proposed development, for customers and for staff, fell far short of the requirements as recommended by the Local Highways Authority (Northamptonshire County Council) and was likely to lead to staff and customers' vehicles being parked within the public highway, including on highway verges and footpaths in a locality where traffic is generally already busy, particularly during morning and evening peak periods. The Planning Inspector in his decision letter (point 21) acknowledged that the number of proposed car spaces would fall short of the guideline figure in the County's standards but he failed to correctly estimate the negative impact that it would have on the locality. In reality, and based upon the Brixworth residents experience of this area, this would cause inevitable obstruction and a danger to both highway and pedestrian safety. The Parish Council disagreed with the Planning Inspectors report with regard to Highway matters.

Furthermore, the applicant was proposing that servicing for the new retail unit would take place within the live carriageway which would lead to large delivery vehicles causing an obstruction to passing traffic and constituting a danger to highway safety. The proposed development would therefore be contrary to Daventry District Settlements and Countryside Local Plan (Part 2) Policy ENV10.

It was noted that the supporting Transport Statement was using data from May 2018. As there had been further housing development within Brixworth since that time the Parish Council considered that the data should be refreshed, and the conclusions revisited.

The Parish Council was also that the traffic flow baseline was based on non-comparable premises. E.g. Beefeaters and Premier Inns. Whilst the Red Lion could offer accommodation on a very small scale any increase in traffic produced by the Store would be very small if these other examples are used as a comparator.

It was also noted that the number of parking spaces provided in this scheme fell far short of parking spaces provided at other smaller stores as shown at Table 5.3 in the Transport Statement.

There appears to be ongoing confusion and contradictions regarding the level of consumer use of the proposed store which impacts on the conclusions of the Transport Statement. Whilst the Planning Inspector

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suggests that the new store 'would reduce trips to large stores' the Transport Statement suggests that it is a convenience store. Consumers carrying out larger shops will require car parking spaces longer than the durations quoted within the Transport Statement. The report does not therefore present an accurate statement of the likely activity and outcomes on the site.

This was proposed by Councillor James and seconded by Councillor Mitchell. Unanimous.

**20/945P**

**DA/2020/0104**

**Remove existing field gate and replace with stone wall and coping detail to match existing**

**The George Inn, Northampton Road, Brixworth, Northamptonshire, NN6 9BU**

The Parish Council supported this proposal. This was proposed by Councillor James and seconded by Councillor Mitchell. Unanimous.

**20/946P**

**DA/2020/0105**

**Listed Building Consent for removal of existing field gate and replace with stone wall and coping detail to match existing.**

**The George Inn, Northampton Road, Brixworth, Northamptonshire, NN6 9BU**

The Parish Council supported this proposal. This was proposed by Councillor James and seconded by Councillor Mitchell. Unanimous.

**20/947P**

**DA/2020/0103**

**Change of use of land to residential garden**

**Land To Rear Of Hydrangea Cottage 2, Newlands, Brixworth, Northamptonshire, NN6 9DN**

The Parish Council supported this proposal. This was proposed by Councillor Mitchell and seconded by Councillor Lovell. Unanimous.

**20/948P**

**DA/2020/0102**

**Change of use of land to residential garden**

**Land To Rear Of 14, Newlands, Brixworth, Northamptonshire, NN6 9DN**

The Parish Council supported this proposal. This was proposed by Councillor Parker and seconded by Councillor James. Unanimous.

**20/949P Any Other Business**

There was no other business.

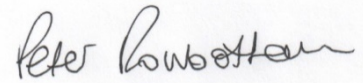
**20/ 950P Date of Next Meetings**

Monday 30<sup>th</sup> March 2020.

***The meeting finished at 9.00pm***

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**Signed as a true and accurate record**



**Councillor Frances Peacock  
Chairman of the Planning Committee  
Brixworth Parish Council  
30<sup>th</sup> March 2020**

**Peter Rowbotham  
Parish Clerk  
Brixworth Parish Council  
10<sup>th</sup> March 2020**

Telephone: 079 8314 1786  
Email [parish.clerk@brixworthparishcouncil.gov.uk](mailto:parish.clerk@brixworthparishcouncil.gov.uk)

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