



## **Brixworth Parish Council**

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

**Monday 7<sup>th</sup> December 2020**

#### **Video Conferencing**

**Councillors:** Councillor Frances Peacock (Vice Chair) Councillor Ian Barratt, Councillor Jackie Bird, Councillor Elaine Coe, Councillor Lynne Compton, Councillor Stephen James, Councillor Sandra Moxon and Councillor Kevin Parker.

**In Attendance:** Peter Rowbotham (Parish Clerk)

**Apologies for Absence:** Councillor Tom Mitchell

**Absent:** Councillor Stuart Coe and Councillor James Collyer.

**Members of the Public** 1

#### **20/1085P Welcome**

Councillor Peacock welcomed everyone to the online Planning Committee and reminded attendees that the meeting was being recorded.

#### **20/1086P Apologies for Absence**

Apologies for absence had been received from Councillor Mitchell. The apologies were received by the meeting.

#### **20/1087P Members' Declaration of Interests**

None declared.

#### **20/1088P Minutes of the Meeting of 16<sup>th</sup> November 2020**

The minutes of the Planning Committee of 16<sup>th</sup> November 2020 were agreed as a true and accurate record. This was proposed by Councillor James and seconded by Councillor Parker. The minutes would be signed by the Chairman as soon as practical.

#### **20/1089P**

##### **DA/2020/0789 (Amended)**

**Conversion of garage/store building to residential use. Single storey link from main dwelling to ancillary building. Internal alterations and additional windows and doors.**  
**Berry Bank, Silver Street, Brixworth, Northamptonshire, NN6 9BY**

Initialled.....

The Parish Council supported the proposal. This was proposed by Councillor James and seconded by Councillor Moxon.

**20/1090P**

**DA/2020/0858**

**Removal of existing roof covering and structure on former stable. Raise roof level by building up at eaves. Installation of new roof structure and clay pantile covering. Loft conversion with creation of new access to main house through gable wall. Replace existing rear conservatory with new stone and slate garden room extension. Replace existing timber and uPVC windows and doors with timber slimline double glazed windows and doors.**

**The Firs, Saneco Lane, Brixworth, Northamptonshire, NN6 9DA**

The Parish Council supported this application subject to the retention of the working chimney and the materials being carefully considered and approved by the District Council's Conservation Officer. This was proposed by Councillor Peacock and seconded by Councillor James. Unanimous.

**20/1091P**

**DA/2020/0857**

**Removal of existing roof covering and structure on former stable. Raise roof level by building up at eaves. Installation of new roof structure and clay pantile covering. Loft conversion with creation of new access to main house through gable wall. Replace existing rear conservatory with new stone and slate garden room extension. Replace existing timber and uPVC windows and doors with timber slimline double glazed windows and doors.**

**The Firs, Saneco Lane, Brixworth, Northamptonshire, NN6 9DA**

The Parish Council supported this application subject to the retention of the working chimney and the materials being carefully considered and approved by the District Council's Conservation Officer. This was proposed by Councillor Peacock and seconded by Councillor James. Unanimous.

**20/1092/P**

**DA/2020/0858**

**Single storey side extension**

**17, St David's Close, Brixworth, Northamptonshire, NN6 9EA**

The Parish Council supported this proposal. This was proposed by Councillor Peacock and seconded by Councillor Moxon. Unanimous.

**20/1093P**

**DA/2020/0923**

**Siting of temporary farm workers log cabin**

**Willow Tree Farm, Merry Tom Lane, Chapel Brampton (Brixworth Parish), Northamptonshire, NN6 8AQ**

The Parish Council agreed to support this proposal subject to any temporary permission expiring three years after the cabin completion date. This was proposed by Councillor Peacock and seconded by Councillor Moxon.

**20/1094P**

**DA/2020/0652**

**Change of use from agricultural land for the purposes of a touring caravan site, construction of amenities building, car parking and roadways (revised scheme)**

**Land Adjacent Brixworth Country Park, Northampton Road, Brixworth, Northamptonshire**

The Parish Council agreed to object to the proposal for the following reasons–

1. The proposal is not suitable for the site as it falls within a designated area of sensitivity, which is

Initialled.....

- contrary to the adopted Neighbourhood Plan. (Policies 2.5, 2.7 and 2.8 - Development in the Open Countryside)
2. The proposal is contrary to 3.2 of the adopted Design Statement. Developments outside of the village confines but within the Parish boundaries affect the village setting and should be in keeping with the rural environment.
  3. The proposal is contrary to the West Northamptonshire Joint Core Strategy policy RA6 (viii) This proposal would have a detrimental impact on the character and beauty of Pitsford Reservoir.
  4. The proposal is contrary to the West Northamptonshire Joint Core Strategy policy E7d (Tourism). The proposal is of a form and scale that harms the quality of the natural environment.
  5. The proposal is contrary to policy C2 (Travel) of the West Northamptonshire Joint Core Strategy. The proposal encourages more travel by car.

The objection was proposed by Councillor Peacock and seconded by Councillor Barratt.

#### **20/1095P**

#### **DA/2020/0422 (Amended)**

#### **Construction of single storey front and rear extensions and internal alterations**

#### **Cherrybank, Brixworth Hall Park, Brixworth, Northamptonshire, NN6 9DE**

This amended design did not address the Parish Council's previous concerns. The Parish Council agreed to object to this proposal as this development was contravening planning policies regarding over massing of the site. The Parish Council also had some reservations on some aspects of the design. The scale and massing of the extension would have a considerable impact on the views to the All-Saints Church which was considered adverse to an established visual amenity. This was proposed by Councillor Peacock and seconded by Councillor Moxon.

#### **20/1096P**

#### **DA/2020/0969**

#### **Variation of Condition 4 of planning permission - DA/2012/0477 (Construction of 5 respite care chalets) to allow the chalets to be used as holiday lets in addition to the close care.**

#### **Brixworth Nursery Farm, Holcot Road, Brixworth, Northamptonshire, NN6 9BN**

The applicant outlined the business reasons for the application to the Committee. The Parish Council considered the issues and objected to this proposal as the application contravened Neighbourhood Planning Policies 2 (vii), 2 (viii) Local Plan Policy RA1 and WNSP Policy R1. This was proposed by Councillor Barratt and seconded by Councillor Parker.

The vote was recorded as follows

For the motion (to object) – Councillor Barratt, Councillor Elaine Coe, Councillor Parker and Councillor Peacock.

Against the motion – Councillor Bird, Councillor Compton, Councillor Moxon

Abstention – Councillor James

#### **20/1097P**

#### **DA/2020/0945**

#### **Construction of two detached bungalows**

#### **The Manor House, Victors Barn, Northampton Road, Brixworth, Northamptonshire, NN6 9DQ**

The Parish Council objected to the proposal as the development was outside of the confines of the village. This was contrary to Neighbourhood Plan policy 2 (vii), and Local Plan policies RA1, RA6 and WNSP R1. This was proposed by Councillor Peacock and seconded by Councillor James. Unanimous.

Initialled.....

**20/1098P****DA/2020/0948****Change of use of land to garden land.****42, Knightons Way, Brixworth, Northamptonshire, NN6 9UE**

The Parish Council objected to this proposal as it encroached into the buffer zone which would have a negative environmental impact This was proposed by Councillor Peacock and seconded by Councillor Compton.

**20/1099P****DA/2020/1030****Work to trees subject of Tree Preservation Order TPO 30****Lake House, Brixworth Hall Park, Brixworth, Northamptonshire, NN6 9DE**

The Parish Council supported the proposal subject to the work being carried out by a qualified tree surgeon. Proposed by Councillor Peacock and seconded by Councillor Moxon. Unanimous.

**20/2000P****DA/2020/0054****Planning Appeal APP/ Y2810/W/20/3254497****Demolition of a public house and construction of a new retail unit****The Red Lion, Harborough Road, Brixworth NN6 9BX**

The Committee noted that the Planning Inspector had allowed the appeal in accordance with the planning application and subject to conditions.

**20/2001P Any Other Urgent Business**

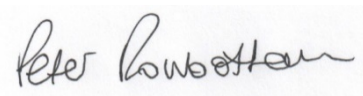
None.

**20/2002P Date of Next Meetings**

Monday 4<sup>th</sup> January 2021.

*The meeting finished at 9.35pm*

Signed as a true and accurate record



Councillor Tom Mitchell  
Chairman of the Planning Committee  
Brixworth Parish Council  
4<sup>th</sup> January 2021

Peter Rowbotham  
Parish Clerk  
Brixworth Parish Council  
8<sup>th</sup> December 2020

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

Initialed.....