



## **Brixworth Parish Council**

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

**Monday 20<sup>th</sup> December 2021 at 7.30pm**

**Brixworth Community Centre & Library, Spratton Road, Brixworth NN6 9DS**

**Councillors:** Councillor Tom Mitchell (Chairman), Councillor Ian Barratt, Councillor Jackie Bird, Councillor Elaine Coe, Councillor Barbara Lunnon, Councillor Gary Spratt., Councillor Kevin Parker and Councillor Christine Ware.

**In Attendance:** Katrina Jones (Parish Clerk) and Jonathan Harris (West Northamptonshire Councillor).

**Apologies for Absence:** Councillor Neal Brown, Councillor Lynne Compton, Councillor Sandra Moxon and Councillor Tony Nixon.

**Absent:** Councillor Frances Peacock (Vice Chairman) and Councillor James Collyer

**Members of the Public** 3

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#### **21/2170P Apologies for Absence**

Apologies for absence had been received from Councillor Neal Brown, Councillor Lynne Compton, Councillor Sandra Moxon and Councillor Tony Nixon. It was **RESOLVED** to accept these apologies. Prop. Cllr Mitchell, Sec. Cllr Coe.

#### **21/2171P Members' Declaration of Interests**

None.

#### **21/2172P Minutes of the Meeting of 8<sup>th</sup> November 2021**

It was **RESOLVED** to agree the minutes of 29<sup>th</sup> November 2021 as a true and accurate record. The minutes were duly signed by the Chairman. Prop. Cllr Mitchell, Sec. Cllr Lunnon.

#### **21/2173P**

**WND/2021/0816**

**Work to tree within a conservation area**

**The Cottage, Froghall, Brixworth, Northamptonshire, NN6 9DJ**

It was **RESOLVED** to support this application. Prop. Cllr Mitchell, Sec. Cllr Lunnon, unan.

#### **21/2174P**

**WND/2021/0746**

**Outline application for mixed use development comprising commercial, business and service uses within Class E; mixed use restaurant and takeaway use (sui generis); pub/drinking establishment (sui generis); hot food takeaway (sui generis) (revised scheme).**  
**Land North Of Cricket Ground, Northampton Road, Brixworth, Northamptonshire, NN6 9DQ**

It was **RESOLVED** to object to this application for the following reasons:

This application was on land outside of the village confines, on land denoted as highly sensitive to change and in land in a local green space. If approved, this application would create an unacceptable hard edge to the rural setting and alter the setting of the village of Brixworth. It would create a new 'out of town' feel to that part of Brixworth that is counter to the policy of promoting the Village Centre within Brixworth. Elements within the applicants Design and Access Statement were noted as being in-accurate.

The Parish Council was of this view that this application, similar in detail to that of DA/2020/0747 contravenes established planning policies, but not limited to;

- Planning Policy RA1(g)
- Planning Policy R2. R2(f) allows small scale developments to suite local needs, no evidence thus far has been provided, therefore the Parish believes this to be a speculative application.
- Planning Policy R3
- Planning Policy SP1f
- Planning Policy RA1c(6)
- Planning Policy RA2c
- Planning Policy RA6 – the development is in the open countryside and does not accord to the West Northants Joint Core Strategy (WNJCS)
- Planning Policy SP1, ST1, ENV1 and ENV10 (WNJCS)
- Brixworth's Neighbourhood Plan Policies 2, 3, 5 and 6.

Prop. Cllr Mitchell, Sec. Cllr Spratt.

**21/2175P**

**WND/2021/0677**

**Non illuminated fascia signs (retrospective)**

**The White House 128C, Northampton Road, Brixworth, Northamptonshire, NN6 9BU**

It was **RESOLVED** not to support this application on the basis that it was considered contrary to Policy 8 (Conservation Area) and Policy 10 (Outdoor Signage) as stated in the Brixworth Neighbourhood Plan. Prop. Cllr Mitchell, Sec. Cllr Barratt.

**21/2176P**

**WND/2021/0444 (Amended)**

**Reserved matters application (appearance, landscaping, layout and scale) for the development of 262 dwellings including the community facility and apartments within the local centre (Zone 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels), Condition 17 (open space details), Condition 18 (engineering, highway, drainage and landscaping details), Condition 26 (secured by design details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey).**

**Phase 3 Buckton Fields, Off Brampton Lane, Boughton, Northamptonshire**

It was **RESOLVED** to provide observations only to this application regarding concerns over:

Initialled.....

- the overall density of the residential units
- the lack of amenity facilities
- vehicular impact on the surrounding highway infrastructure
- three storey apartments and its impact within the street scene
- park and ride provision and the lack of a village centre.

Prop. Cllr Mitchell, Sec. Cllr Bird. Unan.

**21/2177P**

**To note objection report regarding proposed loading bay on Northampton Road, Brixworth**

Noted.

**21/2178P**

**Any other urgent business**

Councillor Mitchell advised that he was looking into a planning matter raised with him and would bring it to a future meeting when he had more information.

**21/2179P**

**Date of Next Meeting – Monday 10th January 2021**

The date of the next meeting on Monday 10th January 2021 to be held at 7.30pm at the Community Centre and Library was noted.

***The meeting finished at 8.30pm***

**Signed as a true and accurate record**

**Signed:**

**Councillor Tom Mitchell  
Chairman of the Planning Committee  
Brixworth Parish Council  
10<sup>th</sup> January 2022**

**Minutes prepared by Katrina Jones  
Parish Clerk  
Brixworth Parish Council  
21<sup>st</sup> December 2021**

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