

## **BRIXWORTH PARISH COUNCIL**

### ***Minutes of the Special Council Planning meeting held on Monday, 22 August 2011 at 7.30p.m. in the Community Centre, Spratton Road, Brixworth***

***Present:*** Councillors: I Barratt, C Bament, Mrs J Fitzgerald, M Lacey  
(Chairman), Mrs E Nunn, D Parnaby, K Parker, S Pointer and M Ward

***In Attendance:*** Mrs J Macken – Clerk to the Council  
Chris Heaton-Harris MP  
County Cllr Chris Millar  
District Cllr E Wiig  
Mr R Chattaway - Chairman of BRANE (Brixworth Residents  
Against New Estates)  
Approximately 75 members of the public

The Chairman welcomed everyone to the special council meeting, which was being held to consider the following planning application: -

**DA/2011/0628 Land To West Of Northampton Road, Brixworth  
Outline application for residential development of 150 dwellings, allotments, play area, associated public open space, landscaping and new vehicular and pedestrian accesses**

#### **11/1324 Apologies for absence**

Apologies were accepted from Cllr R Monk and Cllr R Vizor.

Apologies had been received from the applicant Carter Jonas.

#### **11/1325 Declaration of Interest on Agenda Items**

No declaration of interest

Cllr Bament, Chairman of Planning Committee, briefly introduced the application for 150 houses on land off Northampton Road. The Chairman stated that the Parish Council is only a consultee and that the District Council is the planning authority.

It was noted that the meeting was disappointed that Carter Jonas was unable to attend to support their application.

#### **11/1326 Public Open Forum**

Mr Chris Heaton-Harris MP, Hon President of BRANE addressed the meeting and spoke against the proposed development.

County Cllr Chris Millar raised his concerns with regards to the application and the impact that it would have on the village and its infrastructure.

Mr R Chattaway, Chairman of BRANE, reported that BRANE has a mandate signed by over 3000 people, who are residents from Brixworth and from surrounding villages who use the village facilities. The mandate opposes this application and any other

application for housing development of a large scale in or around the village. Some of the main reasons raised for the objection are as follows: -

- The site is listed as Grade II farmland
- Suspected Saxon burial and Roman site
- The affect to the Permissive footpath around the area
- The District Council Saved Policies protect the village beyond the confines
- Application contradicts the Brixworth Village Design Statement (VDS)
- The impact of the development on the village's infrastructure (ie parking at Hunters Way)
- Part of the area is a Special Landscaped area.
- The affect on the School's and Doctors Surgery capacity
- The strain on local public services
- The Parish Council had objected to previous attempts to have the site designated for housing in 2003 and 2008.
- To protect the heritage for future generations

Other concerns raised by local residents were as follows: -

- Brixworth has grown considerably since 1990, but the infrastructure to support the growth has not
- The view of the countryside, over the site, from Northampton Road, Froxhill Crescent and Stonehill Way is listed in the VDS as a 'panoramic' and 'important' view.
- Land is a Greenfield site
- Application may encourage other developers to develop on Greenfield sites
- Walkway to Froxhill Crescent may become a meeting place for youths.
- The creation of a second community
- Developers of recent developments in the village (ie Swannest and Former Rigiflex site) have both struggled to occupy the houses for various reasons.

#### **11/1327 Parish Council's Consideration on Planning Application**

Cllr Bament stated that the Parish Council had received approximately 170 emails and 30 letters to date, all objecting to the application. Having looked at the majority of the letters Cllr Bament reported the main concerns raised by residents, in addition to the points raised above, were as follows: -

- The impact on the countryside and wildlife
- The affect on Brixworth becoming a town rather than a large village
- The affect on bus services
- One way in and one way out of the proposed estate
- Increase in traffic congestion into Northampton
- Affect on waiting lists for the Pre-Schools

Cllr Monk was unable to attend the meeting, but he had sent in comments that he had asked to be read and recorded at the meeting. 'I am not against development in the village as I believe it necessary for Brixworth to be sustainable. However, I do not support this particular application. My key reasons are:-

- Concern about traffic generation and the capacity of the road infrastructure around Brixworth and on routes to and from the village.
- The development is designed as a "village within a village" and therefore detrimental to the cohesiveness and sustainability of our community.
- It is development in a special landscape area and is also visually intrusive.'

Following a brief discussion and vote, it was resolved that the Parish Council would strongly object to the planning application. The Chairman confirmed that the reasons for objecting would be based on planning grounds (ie contrary to the District Council's saved policies and the VDS).

It was resolved for a member of the Parish Council to attend the District Council Planning meeting when this application is considered by the planning committee.

The meeting closed at 8.30pm