

Brixworth Parish Council

Minutes of Brixworth Parish Council Planning Committee held at the Library/Community Centre on Monday, 4 January 2010

Present: Councillors C Bament, R Chattaway (Chair), Mrs A Gunnett, R Low,
S Pointer and M Ward

In attendance:

7 members of the public including the applicants for DA/2009/0960 & members of BRAUD

Observing: Cllrs Mrs E Wiig & F Wiig

09/180p Apologies: Cllrs M Lacey, R Monk, Mrs E Nunn, S Whiffen and S Gilkes

09/181p Declarations of interest on Agenda items:

None

09/182p To approve the Minutes of the 14 December meeting

It was agreed that these were a true record of the meeting held on 14 December 2009 and they were signed accordingly.

09/183p Matters arising from the Minutes

None

09/184p DA/2009/0938 Factor 4 Developments

Re 77 Northampton Road, Brixworth. Four new houses-amended design

No objection

09/185p DA/2009/0960 Joint application Mr & Mrs Sammon 7 Mr & Mrs Sawyer -Land to the rear of 1-3a Froghall, Brixworth- change of use from agricultural land to domestic garden. Installation of steps at rear of 2 Froghall to enable access.

No objection providing permitted rights are withdrawn in order to prohibit the building of a dwellings or garages and/or the erection of sheds or similar or any other development, which may harm the character of the locality.

09/186p DA/2009/0967 AJS Estates, Gayton-raised deck area to the rear of 4 Froghall, Brixworth

The Parish Council objects to this application which it considers to be an extension to the property and harmful to the character of the locality.

09/187p The Draft Strategic Land Availability Assessment (WNJPU)

The Chairman informed the meeting that Councillors may consider the subject of further development as a whole but, in his opinion, should the discussion be on a specific site they should consider declaring a prejudicial interest if they lived in close proximity to it. It is understood that the draft is only one part of the evidence to be submitted during the process of formulating the Joint Core Strategy and new Local Plan. DDC have strong policies in place limiting development and it was hoped that due account would be taken of them. Members of BRAUD present at the meeting asked the Parish Council to consider the

following points:

1)Developing the large number of retained units would lead to a big increase in population and the number of school places to be provided.

2)It is unlikely that many of the newcomers would find employment in the village and this would lead to an increase in commuting with its attendant problems of traffic congestion and pollution

3)Shops in the village and parking are barely adequate at the moment.

4)Brixworth has grown several times over in the last forty years but improvements to the infrastructure have been inadequate to cope with this.

5) Further development to the south would spill over the hilltop on which the village sits and be detrimental to the landscape.

6) Is it really necessary. The potential development far exceeds the requirements to cater for the natural growth of the village over the period in question.

7) The new homes would not form part of the village but merely add extra communities. Present facilities, sports, doctors, shops, transport and schooling are barely adequate now and there is a danger that any new facilities e g a new school would only serve to divide the village further.

8) Have the WNJPU considered appropriate developments for smaller villages to make them more sustainable? Why have other medium size villages nearby not been included?

9) Would the Parish Council call a public meeting to gauge public opinion on this issue?

It was decided that this was not necessarily the best time to respond in such a manner or to call a public meeting because the draft SHLAA was a technical document requiring responses on the suitability of the sites not on policy issues. It was a developers wish list.

Cllr Chattaway would clarify issues concerning the type of response required and report back to the next meeting. The matter would then be referred to the Parish Council at their meeting on Tuesday 26 January with a recommendation that a public meeting should be called during the next stage of consultation.

09/188p Urgent Matters for Report Only

None

The meeting closed at 8.35 pm. The next meeting will be held on **Monday 25 January 2010 at the Library/Community Centre**