

Brixworth Parish Council

Minutes of Brixworth Parish Council Planning Committee held at the Library/Community Centre on Monday, 25 January 2010

Present: Councillors C Bament, R Chattaway (Chair), S Gilkes, Mrs A Gunnett,
M Lacey, R Low, Mrs E Nunn

In attendance:

4 members of the public including the applicants for DA/2009/0983, & DA/2010/0026 & 0032
(Cllr S Whiffen)

Observing: None

10/001p Apologies: Cllrs I Barratt, R Monk, S Pointer, M Ward,
Mrs E Wiig & F Wiig

10/002p Declarations of interest on Agenda items:

*Cllr R Chattaway DA/2010/0032 (had been consulted by the applicant and given unpaid
advice)*

10/003p To approve the Minutes of the 4 January meeting

*It was agreed that these were a true record of the meeting held on 4 January 2010 and they
were signed accordingly.*

10/004p Matters arising from the Minutes

DA/2009/0967 has been recommended for approval by officers.

10/005p DA/2009/0983 Merrys Estate Agents, Wootton Fields, Northampton

**132 Northampton Road, Brixworth. Change of use from A2 (Estate Agency) to A5 (fast
food takeaway) and provision of external flue to rear.**

*The Parish Council objects to this application in an unsuitable location which would result
in additional traffic movements on a blind bend adjacent to the Red Lion car park. Noise
levels (and litter) are likely to increase to a level unacceptable to residents in the immediate
vicinity if this application is approved. There are two well used public houses close by. It is of
concern that access to the rear of the property via the Red Lion car park may not be possible.
This could lead to difficulties in the siting of waste bins and the removal of waste .
Brixworth already has a fish and chip shop, a mobile van serving Chinese meals, and an
Indian and a further Chinese takeaway on the industrial estate. The George Inn provides a
takeaway Pizza service.*

**10/006p DA/2010/0005 Carter Jonas, Bedford Road, Northampton. The Vicarage,
Station Road, Brixworth. Work to trees in a conservation area.**

No objection providing the work is undertaken by a qualified tree surgeon.

10/007p DA/2010/Mr Mortin, 11 Eaglehurst, Brixworth. Conversion of garage to family

room.

No objection

**10/008p DA/2010/0032 Mr Whiffen Park View 35 Lesson Road, Brixworth.
Conversion of garage to bedroom. (Cllr R Low took the chair for this item)**

No objection

10/009p DA/20100027 Society of Merchant Venturers, Merchants Hall, Bristol,. Barn at South Lodge, Park Farm, Spratton Road, Brixworth. Conversion of agricultural building to B1 use (offices).

The Parish Council objects to this application in an inappropriate location. Although conversions may be permitted in a Special Landscape Area it is considered that this prominent location is unsuitable. Vehicle movements and parked non agricultural vehicles will be detrimental to the landscape. Access to the circular walk around the field in which this barn is situated has been provided under the DEFRA farm conservation scheme this circular walk is quoted as offering excellent views of the picturesque surrounding countryside giving walkers the opportunity to see the local wildlife with farmland birds such as the bullfinch, yellowhammer and barn owl being present on the farm. (www.naturalengland.org.uk)

The approach road to Park Farm is narrow and used by parents in vehicles and on foot to bring and collect toddlers from Sunnysocks Nursery as well as agricultural vehicles and lorries serving the business(es) which use the farmyard to the rear of the farm house and Nursery. The junction with Spratton Road is, in the opinion of ParishCouncillors, inadequate and badly sited adjacent to a blind bend. The provision of additional office space will increase the difficulties encountered by local business in letting offices on the industrial estate better suited for such activity.

10/010p Report on DA/2009/0898 Mr B Hall, Roseneath Estates, Spratton. 75 Northampton Road, Brixworth.

This application has been withdrawn

10/011p Report on the UDC Quinquennial Review Outcome

The WNDL will now concentrate on strategic delivery of key projects with more joint working partners. It will return responsibilities for planning to the Local Planning Authorities. From April 2011 it will concentrate on planning applications for schemes of 200 homes or more and major commercial schemes.

10/012p Update on DA/2009/0168 Harrington Wind Farm

This application will be discussed by the DDC Planning Committee on Wednesday 27 January 2010. The officer's recommendation is for approval.

10/013p To consider the Committee's Risk Assessment

The existing assessment is still valid.

10/014p The Draft Strategic Land Availability Assessment (WNJPU)

Cllr Chattaway reported that the only technical consideration that he had been informed of by the WNJPU was availability.

The Committee recommend that the Parish Council responds by informing the WNJPU by letter that it considers none of the sites identified for Brixworth to be suitable for development. There appears to be an absence of proper joined up thinking with no consideration of retained policies or attempts to assess the existing infrastructure or the possibilities of realistically ensuring the provision of any necessary improvements. No regard has been taken of the Village Design Statement or any observations made by the Parish Council on the village confines. Neither has any attempt been made to gauge the impact of development on the existing community. It seems totally irresponsible and unprofessional to publish such a document with endorsements such ' site available for development and is actively promotedThe site is considered suitable, available and achievable' in the absence of proper consultation and before a new Local Plan (Development Framework) has been adopted. It appears to give developers the green light to take advantage of the situation.

This letter should be copied to Brixworth's County & District Councillors.

The Committee still felt that a public meeting may be necessary but not at this point in time.

10/015p Urgent Matters for Report Only

None

The meeting closed at 9.05pm. The next meeting will be held on Monday 15 February at the Library/Community Centre