

Brixworth Parish Council

Minutes of Brixworth Parish Council Planning Committee held at the Library/Community Centre on Monday, 10 May 2010

Present: Councillors I Barratt, C Bament, R Chattaway (Chair), Mrs A Gunnett, R Low and S Pointer.

In attendance:

3 member of the public & District Councillors Mrs E Wiig & F Wiig

10/048p Apologies: Cllrs S Gilkes, R Monk, M Ward, S Whiffen,

10/049p Declarations of interest on Agenda items:

None

10/050p To approve the Minutes of the 19 April meeting

It was agreed that these were a true record of the meeting held on 19 April 2010 and they were signed accordingly.

10/051p Matters arising from the Minutes

None

10/052p DA/2010/0276 Mr Oliver, Rumwood, Hall Park, Brixworth demolition of existing dwelling & erection of two new dwellings:

Following a site meeting on 21 April attended by Cllrs C Bament, I Barratt, B Chattaway, Mrs A Gunnett, M Lacey & S Pointer it was decided to object to this application on the following grounds:

The Parish Council objects to this application because:

- The Design & Access Statement does not appear to adequately address the issue of the Conservation Area in terms of the online planning advice given by DDC i e *‘Conservation Areas.....are designated usually because of their buildings but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens; trees or street furniture. Conservation areas give broader protection than listing individual buildings and all features within the area, listed or otherwise, are recognised as part of its character..... To fully demolish a building, or even parts of it, needs Conservation Area consent. Generally we view an application from the stand point of trying to retain the building so a case needs to be made for its demolition.’* The Parish Council does not believe that this has been done.
- Planning advice given on the government’s direct.gov.uk website also states: *‘Your council has the power to require a very high standard of design which is sympathetic to the existing environment. New development must make a positive contribution to the character of the area. In view of this, your council can require additional information in support of any planning application showing how the proposal will relate to the conservation area.’* The only case for the demolition of the bungalow and its replacement by two houses seems to be an assertion that a precedent has been set by the Inspectors decision to allow a new house to built in the grounds of the property on the opposite side of the road (which is not in the Conservation area).

- The existing property is well screened by trees and hedges which are well established and which, regardless of type, enhance the street scene and the setting of the Conservation Area. Again DDC's advice quoted above refers to this and the government's direct.gov.uk (Home & Community) website states '*Their surroundings and general environment are often of equal importance and conservation areas are intended to protect that environment. We have a responsibility to ensure that the character of these areas is not diminished in our lifetime....*'
- The Village Design Statement refers to the '*richly wooded gardens of houses built in the grounds of the Hall Park*' and in the opinion of the Parish Council such screens should be preserved or replaced with suitable trees which will continue to give this effect immediately after any removal.
- It appears from drawing no 4128/SK23 A that the rooflines of the houses proposed will be approx. 5 metres higher than the existing bungalow and 3 metres higher than neighbouring bungalow, The Sycamores. The new houses will be no more than 3 metres apart. Quoting advice from the direct.gov.uk website again '*It is important that all new development should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and space between buildings.*' This advice has clearly not been heeded.

10/053p DA/12010/0340 Mr Oliver, Rumwood, Hall Park, Brixworth Conservation Area Consent for demolition of dwelling:

The Parish Council objects to this application on the same grounds as these detailed above in 10/052p re DA/2010/0276.

10/054p Mr George, 1A St David's Close, Brixworth Two storey glazed entrance to front, single storey extension with dormer window to rear and alterations to existing openings:

No objection

10/055p DA/2010/0168 Land to the north of Draughton, Harrington Wind Farm, Planning Appeal:

A Local inquiry will be held at Daventry District Council Offices, Lodge Rd., Daventry commencing at 10.00 am on 13 July 2010

10/0056p Renewal of Street Trading Mobile Evening Take Away Vehicle Harborough Road, Staveley Way Industrial Estate, Brixworth:

No objection

10/057p Renewal of Street Trading Mobile Day Time Take Away Vehicle Harborough Road, Brixworth:

No objection

10/057p Urgent Matters for Report Only:

1) DA/2010/0304 7 Iron Pikes, Brixworth Two storey extension to front of dwelling:

Delegated to the Clerk due to the need to respond by 11 May 2010.

*2) DA/2010/0301 10 The Pickerings, Brixworth single storey extension to rear of dwelling:
Delegated to the Clerk due to the need to respond by 11 May 2010.*

*3) Northamptonshire County Council's plans for the Uplands Centre, Church Street,
Brixworth: Delegated to the Clerk due to the need to respond by 11 May 2010.*

*4) DA/2010/0357 Campsite, land at Hill Farm, Northampton Road, Brixworth
Erection of building & repositioning of approved camp site office, bases for yurt tents and
hardstanding for touring caravans etc: to be discussed at the next full Parish Council
meeting on Tuesday 25 May 2010.*

5) DA/2010/0083 Old Station Yard, Station Road, Brixworth has been withdrawn

The meeting closed at 8.25 pm. The next meeting will be held at 7.30 pm on Monday 7 June 2010 at the Library/Community Centre