

Brixworth Parish Council

Minutes of Brixworth Parish Council Planning Committee's meeting held at the Library/Community Centre on Monday, 1 November 2010

Present: Councillors C Bament, B Chattaway(Chair), Mrs J Fitzgerald M Lacey and S Pointer

In attendance: Mr Beetham the applicant for DA/2010/0859 and Mr Frampton re the Extra Care Housing for the Elderly draft proposal.

10/122p Apologies:Cllrs R Low, Mrs L Wiig, F Wiig

10/123p Declarations of interest on Agenda items:

None

10/124p To approve the Minutes of the 25 October meeting

It was agreed that these were a true record of the meeting held on 25 October 2010 and they were signed accordingly.

10/125p Matters arising from the Minutes

None.

**10/126p DA/2010/0859 Mr Beetham, 1 Horseshoe Close, Brixworth,
Two storey front extension:**

The Parish Council objects to this application which would extend the front of the property considerably beyond the present building line over a sewer pipe to a point very close to a footpath.

**10/0127p DA/2010/0863 Mr Turpin, Beech Hill, 25 Church Street, Brixworth,
Work to a tree subject to a Tree Preservation Order:**

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

10/0128p To receive a proposal of a draft scheme comprising Extra Care Housing for the Elderly:

Mr Frampton showed the Committee draft plans of a scheme which would provide accommodation for almost two hundred elderly people requiring varying degrees of care. It would involve the demolition of Haywards Barn, to be replaced with a row of accommodation for 44 elderly people. Behind these new buildings would be a 90 place Nursing Home and a 60 bed Dementia Unit. A Cricket Pavilion would be set into the bank on the north side of the cricket pitch. Access to the complex would be via the existing road into the site.

In response to questions by Councillors the Mr Frampton supplied the following additional information:

- a) *the site is considered to be open countryside at the present time.*

- b) *Approx. 100 employees would be required to service the complex.*
- c) *Care would be provided by a specialist company.*
- d) *The Elderly would buy accommodation and care using, for example, funds obtained from equity release schemes.*
- e) *It is possible that a scheme of Bursaries could be implemented to assist less well off people.*
- f) *The scheme may include provision of further resources such as a car club, hair dressing and a small retail outlet on the site.*
- g) *No information on further plans for the site previously identified as a Bowling Green and associated changing rooms.*
- h) *The Manor House would be used as a residence but not as part of the complex.*
- i) *Car parking would be provided in accordance with advice from the Local Planning Authority.*
- j) *The interests of the local community could be catered for by Section 106 agreements.*
- k) *The site was already screened by trees and hedges planted by the landowner.*
- l) *The landowner has acquired other fields in the immediate vicinity.*
- m) *The new building adjacent to Merry Tom lane is for agricultural purposes.*

Councillors felt that they required time to absorb the information and consider the draft proposal. A site visit would be helpful. A Saturday morning would be best. Concerns were evident over new build and change of use on land classified as a Special Landscape Area together with concerns over yet another change in the nature of the countryside between Brixworth & Pitsford. The various applications that had been submitted and schemes that had been suggested for this area were also mentioned.

10/0129p NCC 10/00070/CCD Mackintosh Centre, Brixworth Country Park, Change of use from mixed residential and meeting/function/office rooms to meeting/function/office only.

No objection. (Note: the County Council were informed of the incorrect heading used on their letter)

10/0130p Northants Licensing Partnership Statement of Policy 3 yearly review:

The Committee was unable to deal with this matter at this meeting due to the absence of Cllr R Low who was due to report back but was unfortunately unwell.

10/0131p To discuss DDC Consultation draft Document- Assessing proposals for Wind Turbines

Deferred to the next meeting.

10/0132p Urgent Matters for Report Only

- 1) *Following a public meeting on 25 October Boughton Parish Council have confirmed their continuing objections to the proposal to build 1050 houses on Buckton fields.*
- 2) *An application has been received to undertake work on a tree subject to a tree preservation order at Church End, Brixworth Hall Park.*

The meeting closed at 9.00 pm.

The next meeting will be held at 7.30 pm on Monday 22 November 2010 at the Library/Community Centre.