

Brixworth Parish Council

Minutes of Brixworth Parish Council Planning Committees Meeting held at the Library/Community Centre on Monday 26th September 2011

Present;- Councillors C. Bament (Chair), M.Lacey, I Barratt, Mrs J Fitzgerald, Mrs E. Nunn, S.Pointer, and K Parker

In attendance;- Mrs E.Wiig District Councillor and 24 Members of the public

11/099p apologies;- Cllr M. Ward

11/100p Declaration of interest on Agenda items :- None

11/101p To approve the Minutes of the 8th August 2011:- It was agreed that these were a true record Of the meeting held on 8th August 2011 and were signed

11/102p Matters arising from the Minutes:- None

11/103p DA/2008/ 0500 {Amended} Land at Brampton Lane Boughton {Buckton Fields East}:-
The Planning Committee recommended objection to the application for 376 dwelling on the same conditions as before.

11/104p DA/2011/0666 Residential development consisting of approximately 1050 dwellings with Employment area [b1] use { Retention of farm shop } Resubmission Land at Brampton Lane Boughton .
The Planning Committee Recommended objection to the application on the same Conditions as before

11/105p DA/2011/0694 Mr D, Parnaby 10, Church Street Brixworth :- Work to and removal of trees within a Conservation Area
No Objection provided the work is carried out by a qualified tree surgeon. If possible replace the tree that was removed.

11/106p DA/2011/0707 Mr Howitt, Rumwood, Brixworth Hall Park Work to trees in Conservation Area
No Objection provided the work is carried out by a qualified tree surgeon

11/107p DA/2011/0573 Amended Outline application for residential development estate road and Associated works {with access from Eaglehurst}:-
Following a long discussion with residents and Cllrs Present it was decided to Object to the application for the following reasons:-

Although the Parish Council found no objection to the original 14 house proposal, the Parish Council Objects to this amended application, which has resulted in an additional house, for the following reasons: -

- The original design appeared to better copy the style and layout of the existing development it was seeking to extend. The increased density of an additional detached house plus redesigned access is not acceptable.
- It is out of character with the existing development that it is supposed to extend (village design Statement BG21) Eaglehurst has predominantly four bedroom houses. The new proposal also has a strange placing of parking sites/garages.
- Environmental constraints and increased density resulting in increased loss of open land, reduced parking spaces and safety with two new curves on an extended road and loss of open land where extra house is proposed.

- The Housing Needs Survey carried out in 2008 identified a need for 28 social units, at present 48 have been built in the village, of which 34 are currently unoccupied thus proving that there is no need for an additional single unit of social housing in an area where there is none, at this time.
- The view of the church spire as identified on Map 2, page 12 of the Village Design Statement and reinforced by Policies LG1 and LG4 would appear to have been compromised.

It was noted that an email from Daventry District Planning Department had been received, which had given the reasons why the application now included an additional house. 14 units are under the threshold to provide an affordable unit and planning authorities need to carefully scrutinise proposals which might seek to avoid the need to provide an element of affordable housing by keeping below this threshold. The developers were therefore asked by the District Council to consider to accommodate an additional unit, which they agreed.

11/108p Street trading consent renewal Food Takeaway Van Staveley way Brixworth

No Objection

11/109p To consider the Proposed National Planning Policy Framework

This was passed on to the Full Council to discuss.

11/110p Urgent matters for Report only :- There were none

Meeting Closed at 08.40pm

Next meeting 17th October 07.30pm