

Meeting Number	14-21
Date of Meeting:	6 th January 2021
Location:	ZOOM virtual meeting
Purpose of Meeting:	Parish Council Planning Meeting
Minutes Prepared By:	Nigel Searle
Date & Location of Next Meetings:	20 th January 2021
Attendees:	S Wilks (chair), M Smith, W Millen, E Searle, K Motion
Copies to:	All Parish councillors plus

Parish Council Meeting

14-21.001 **Public Forum**

6 parishioners present and 2 representing the developers. There was a great deal of discussion and concerns regarding the Stanion Road development which has been summarised in Minute 14-20.004v

14-21.002 **Apologies for absence**

J Lemmy and County Councillor W Brackenbury sent their apologies

14-21.003 **Declaration of interests**

S Malcom declared an interest although he did not attend the meeting

14-21.004 **Planning Applications**

- 14-21.004i 20/01465/FUL Proposal: Two storey side extension; demolition of existing conservatory and erection of single storey rear extension at 29 Old Dry Lane, Brigstock, Kettering, Northamptonshire NN14 3HY. This was thought not to be a very attractive development. **No Comment was made to ENC**
- 14-21.004ii 20/01636/TPO Proposal: 1 x London Plane, to shorten lateral branches to growing points to give approx 2.0m clearance from the house and BT cables to prevent damage to the roof and cables. at The Granary 1 Mill Lane Brigstock Kettering Northamptonshire NN14 3HG **No Objection**
- 14-21.004iii 20/01628/FUL Proposal: New windows (rear and side elevation) and doors; new rainwater goods and waste pipes; conservation survey and remedial measures to address gap identified; repairs to roof; internal alterations; General associated works as per the Design and Access statement at 35 High Street Brigstock Kettering Northamptonshire NN14 3HA **No Objection**

14-21.004iii 20/01629/LBC Proposal: New windows (rear and side elevation) and doors; new rainwater goods and waste pipes; conservation survey and remedial measures to address gap identified; repairs to roof; internal alterations; General associated works as per the Design and Access statement at 35 High Street Brigstock Kettering Northamptonshire NN14 3HA **No Objection**

14-21.004v 20/01359/FUL Proposal: An amendment/additional information has been received in respect of Erection of 35 dwellings with associated open space, parking, landscaping and access at Land North Of Stanion Road Brigstock Northamptonshire An amendment/additional information has been received in respect of the above application for Full Planning permission. **Objection**

There were concerns regarding three aspects of this application.

Multiple access to the highway from private drives. There should, in the council's opinion, be no more than 2 road entrances to the site.

Dealing with surface water. Due to the topography of the site there is a tendency for surface water run off to be at the south east of the site giving concern that the attenuation pond may not be sufficient to regulate the flow. Concern was also expressed regarding insufficient detail as to how the run off from the field on the northern boundary would be dealt with.

Site layout. This concern has been mentioned to the developer on several occasions. The density of 6 dwellings in the north east corner of the site is totally unacceptable both for the prospective occupants and adjacent properties in Bells Close. This density detracts from the quality of life and wellbeing of the occupants and adjacent properties.

The site is large enough to accommodate a better solution.

An option for consideration is to switch these properties with the area to the North West site allocated to recreation which due to its location is unlikely to have use and there is scope to make space to accommodate this change.

In addition to the above there were other issues raised.

- Visitor parking
- Additional detail regarding enhance hedge row planting and management on site boundaries
- There were a number of variances to the Brigstock NHP polices

The decisions on the above applications were voted on "on block" Proposed **MS**
Seconded **KM** unanimous those present

Up date on previous application

Sudborough Road Woodyard update

20/01263/LDE Application for lawful development certificate to be granted for use as existing (and historical) sawmill and haulage yard
Sawmill Sudborough Road Brigstock Kettering Northamptonshire
NN14 3HP

The parish council were made aware of this application (see above) by a resident. ENC had not informed the council of this application which was of concern to the council. The clerk was instructed to respond with photographs.

It would appear that the applicant has now occupied the site without the necessary planning consent being granted

14-21.005**AOB**

Appeal Reference: APP/G2815/C/20/3262691
Brakehill Family Farm Grafton Road Brigstock Kettering
Northamptonshire NN14 3NB . The alleged breach of planning control.

Brigstock Parish Council would like to object to this appeal for the following reasons.

Noise from the motocross activity can be heard from 9am to 5pm affecting the wellbeing of residents nearby and can be heard in the village which is some distance away. This is compounded by the noise of the event broadcasting systems and spectator noise.

This activity started as a low volume social activity and has now developed into a major professional event, this is confirmed by their website and social media stream. Potentially there can be up to a 100 riders, support vehicles, associated set up activities and pit stop facilities plus overnight stays.

14-20.006**Date of next meeting**

Parish council meeting 20th January 2021 @ 7:30 pm