

**Minutes of the Extraordinary Planning Meeting of BRINGTON PARISH COUNCIL  
held on Wednesday 6 December 2023, Reading Room, Great Brington**

[www.bringtons-pc.gov.uk](http://www.bringtons-pc.gov.uk) email:clerk@bringtons-pc.gov.uk

**Present:** Cllr K White, Chair, Cllr J Milne, Vice Chair, Cllrs S Beesaurt, R Gardner, T Lane, N Tompkins and M Roach

**Also Present:** Ward Cllr P Bignell, the Clerk and 11 members of the public

Meeting Started at 7.45pm

Action

**EPM/01** The Chair welcomed all to the meeting.

**/2023**

**EPM/02** **To receive and approve apologies for absence**

**/2023**

None Received

**EPM/03** **Members are requested to make any declarations of personal or prejudicial interests relating to items on the agenda.**

**/2023**

None declared

**EPM/04** **Public Time**

**/2023**

A member of the public queried the colour of the proposed white replacement window frames in Planning Application 2023/7703/FULL as not compliant with the Conservation Status of the area but was advised that the dwelling was not in the conservation area.

**EPM/05** **To consider the following Planning Applications**

**/2023**

(Planning Applications may be viewed at [Planning application search - Planning register | Planning register | West Northamptonshire Council \(planning-register.co.uk\)](#))

- (i) **2023/7678/FULL** Proposal Construction of 8-car garage, gym, sauna, steam room, storage and associated works ancillary to No.2 Fermoy Court. Location Orchard House 2 Fermoy Court Little Brington NN7 4JP *Deadline for comments to WNC by 17 December 2023.*

The Council received a presentation from the Applicant's Agent and the Applicants and the Council noted that the proposal was for:

1. Domestic use by the occupants for a steam room, gym, ancillary storage and an 8-car garage not for commercial use.
2. Little DIY maintenance would be carried out to cars on site.
3. The movement of the vehicles would be limited to normal domestic use.
4. The design and construction materials would be similar to those in the existing building and would reflect local vernacular.
5. The proposed garage would not change into a domestic dwelling at a later date and the access arrangements would not support this.
6. Neighbours' concerns were recognised with reference to proximity to neighbouring house although due to the large size of the gardens the degree of separation was also large.
7. Conditions would be added to mitigate concerns about light pollution spillage.
8. Conditions would be added to mitigate views from the adjacent footpath.
9. Conditions would be added to manage any business run from the dwelling.
10. Security would be on a 24/7 basis.

The Council also heard from a neighbour in support of the planning application.

Following questioning of the applicants and a discussion by the Councillors, the Chair Proposed and the Vice Chair seconded and it was unanimously agreed that in principle the Council had no objections to the planning application subject to the following conditions being included:

Clerk

1. The materials used for the development should be of a type and colour which matched those of the existing building(s) to ensure that the construction complements the existing building(s) and to ensure that it does not detract from the character and appearance of the area in accordance with the Village Design Statement, the NPPF (2021) and the Conservation Status of the area;
2. The proposals did not cause an unaccepted loss of light, loss of privacy or create visual intrusion with neighbouring residences;
3. The size and scale of the development complied with the Village Design Statement;
4. The construction times and movement of construction vehicles concerned with the development be limited to Monday to Fridays only between 08.30 and 18.00 and not at weekends or public holidays;
5. A construction access plan be put in place utilising access through Fermoy Court;
6. That any changes to the development be subject to separate planning permissions being obtained – to ensure that the construction (garage, gym, sauna, steam room and storage) cannot be changed into a separate dwelling at a later date;
7. That the construction be used for domestic use only, Planning conditions be added to ensure commercial activities/business be not carried out at the property such as a garage showroom or workshop.
8. Planning conditions to mitigate views from the footpath be included

- (ii) **2023/7651/FULL** Proposal Removing existing conservatory, new two storey rear extension  
Location Orchard House 2 Fermoy Court Little Brington NN7 4J *Deadline for comments to WNC by 17 December 2023.*

The Council received a presentation from the Applicant's agent and the Applicants who explained that:

- The proposal was for a double height extension with a kitchen below and new bedroom above for or domestic use by the occupants.
- Neighbours' concerns were recognised about proximity to other properties although due to the large size of the gardens the degree of separation was also large.
- Conditions would be added to mitigate concerns about light pollution spillage.
- Views from the footpath would be mitigated.
- Planning conditions would be added to manage any business run from the dwelling.
- The materials used for the development shall be of a type and colour which match those of the existing building(s).
- The Council also heard from a neighbour in support of the planning application.

The Councillors discussed the application and the Chair Proposed and the Vice Chair seconded and it was unanimously agreed that in principle the Council had no objections to the planning application subject to the following conditions being included:

1. The materials used for the development shall be of a type and colour which match those of the existing building(s) to ensure that the construction complements the existing building(s) and to ensure that it does not detract from the character and appearance of the area in accordance with the Village Design Statement, the NPPF (2021) and the Conservation Status of the area;
2. The proposals do not cause an unaccepted loss of light, loss of privacy or create visual intrusion with neighbouring residences;
3. The size and scale of the development complies with the Village Design Statement;
4. The construction times and movement of vehicles concerned with the development be limited to Monday to Fridays only between 08.30 and 18.00 not at weekends or public holidays;
5. A construction access plan be put in place utilising access through Fermoy Court;
6. That any changes to the development be subject to separate planning permissions being obtained;
7. That the construction be used for domestic use only;
8. A plan to mitigate light pollution spillage be put in place;
9. Planning conditions to be added to ensure that planning permission is obtained to run a business from the dwelling.
- 10 Planning conditions to mitigate views from the footpath be included.

(iii) **2023/7703/FULL** Proposal Replacement of existing timber windows and doors for new white UPVC windows and doors. To be replaced like for like with openings same position. Location 1-4 Wardles Close Great Brington NN7 4H *Deadline for comments to WNC by 11 December 2023*

It was unanimously agreed that the Council had no objections to the planning application.

**b)** The Council noted there had been no updates received about the status of previous Planning Applications.

Meeting closed: 8.30 pm

The next meeting of the Parish Council is scheduled for Wednesday 17 January 2024

Please advise items for inclusion on the January Agenda to the Clerk by 5pm Friday 5 January 2024.

Meetings are the 3rd Wednesday of the month except in August and December when there is no scheduled meeting.

SIGNED: CLLR J MILNE (VICE CHAIR).....*James Milne*.....

DATED: 17 January 2024