

Brington Parish Council

Minutes of the Extraordinary Meeting held on Wednesday 4th July 2018 in the Reading Room, Great Brington at 7.45pm

Present: Cllr S. Norey (Chairman), Cllr J. Gardner, Cllr J. Bateson, Cllr J. Milne

E6/18.19 To receive and approve apologies for absence

Apologies were received and approved from Cllr K. Bright and Cllr K. White

E7/18.19 Members are requested to make any declarations of personal or prejudicial interests relating to items on this agenda.

There were none

E8/18.19 Members of the public invited to address the council (3 mins per person, limited to 15 minutes)

21 members of the public attended the meeting.

12 members of the public spoke to raise concerns with current activities at Grange Farm, Whilton Road, Great Brington and objections to the planning application for proposed change of use of agricultural buildings at that site as follows:

1. Existing use of part of the site

It was noted that current activities at the Grange Farm site by Trench Cut as occupiers of part of the site and other site clearance activities seem to be 7 days a week from early morning (8.30am) until evening (9pm) and are intrusive, particularly regarding the bleeping of reversing vehicles and smoke/ash from burning on site.

Concern was raised that a change of use has occurred and that these activities are not in accordance with the existing planning consent, are unsuitable for a residential area and are inappropriate for a conservation area.

It was noted that there appeared to be personnel living on site in caravans, the legality of which was questioned and concerns expressed as to establishment of changes of use.

Whilst the issues relating to the Trench Cut are real and ongoing, it was mentioned that there was a broader concern raised by the planning application, regarding the potential licensing of wider inappropriate use in the future.

2. Objections in principle to the Grange Farm planning application

Strong objections were raised in principle to the application on the basis that industrial activities are inappropriate and incompatible with a rural residential and agricultural community. Members of the public encouraged BPC to represent the interests of the community and expressed concern that the application be rejected in principle and wholesale on policy and environmental grounds as opposed to a modified approval subject to conditions. It was suggested that BPC consider obtaining external advice and that the

public might be willing to contribute to the costs of such advice to the extent needed and the budget constrained.

3. Objections to impact of Grange Farm planning application

Members of the public raised a number of specific objections to the planning application:

- i) Traffic and road safety– the Transport Statement submitted with the application only refers to Whilton Road and not the output of a report on traffic between the two villages, which it was mentioned had found that more than 80% of vehicles exceeded 40mph in a 30mph area and with lower limits applicable outside the school. Concerns were also raised on damage to verges from additional traffic movements and who would bear associated costs of repair. It was suggested that parking was permissible on both sides of Whilton Road and a potential obstruction for large vehicles. One resident noted that restrictions on Whilton Road traffic were overdue and suggested conclusions of 35mph average speeds understated the issue of excessive speeds of vehicles entering Great Brington.
- ii) Adverse environmental impact and pollution including noise, air and light.

Views of attendees were taken on a show of hands and were unanimous in objecting to the planning application for Grange Farm.

E9/18.19. Planning Application:

To consider planning applications, comments on which must be received by DDC before the date of the next Ordinary Meeting of the Parish Council

Appl. No	Description	Location	Date for Comments
DA/2018/0485	Proposed change of agricultural buildings - currently used for commercial purposes (as identified on Plan 2 submitted : Buildings E, G, H & L, M, Q) to a mixed commercial use (Use Class B1, B2 & B8)	Farm Buildings, Grange Farm, Whilton Road, Great Brington, Northamptonshire, NN7 4JF	11.07.18

RESOLVED to object, noting that there were fundamental inconsistencies between the application and description given by DDC and reflecting material concern both (a) in principle with the compatibility of the proposed change of use with the residential location and conservation area and (b) on the specific grounds of potential traffic and environmental impacts which it is considered have not been properly assessed to BPC's satisfaction. It was agreed that the Clerk would inform the Parish via Brington News of the Parish Council's submission of its objection and provide a copy of such correspondence with DDC to Althorp Estate as applicant.

E10/18.19

Date of next Ordinary Meeting

The next meeting of the Parish Council is Wednesday 18th July 2018 at 7.45.pm - items for the agenda to be received by the Clerk by Tuesday 10th July 2018.