

April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
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**Applications with no decisions, carried forward from 2022 -2023**

NE/21/00018/FUL	Proposal : Renovation of existing derelict barns within the curtilage of a listed building (NB the barns themselves are not listed). For part office space, part multi-function (i.e. meetings and parties), part kitchen and toilets and part private use at 1 Lyveden Road Brigstock Kettering Northamptonshire NN14 3HE	Response required 14th April 2021	No Objection	
NE/21/00472/FUL	Proposal: Permanent Rural workers dwelling at training kennels Location: Land Adjacent 25 Stanion Road Brigstock Northamptonshire	Response required 28th April 2021	No Objection	
NE/21/00536/FUL	Proposal: Two storey front extension, two storey side extension, single storey side extension and erection of detached triple garage Location: Brakehill Family Farm Grafton Road Brigstock Kettering Northamptonshire NN14 3NB	Response required 28th April 2021	No Objection	
NE/22/00070/FUL NE/22/00071/LBC	Proposal: Conversion of Mill building to 7 bedroom B B accommodation; removal of existing rear extension and canopy to be replaced by two storey rear extension; changes to fenestration and erection of detached bin and bike store Location: Wallis Mill Old Dry Lane Brigstock Kettering NN14 3H	Response required 12 <sup>th</sup> March 2022	Comment	Approved 15 <sup>th</sup> Aug 2022

April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
NE/22/00172/LBC NE/22/00159/FUL	Installation of external buried drainage and water supplies; and a new soil and vent pipe on building. Location: St Andrews Parish Church, Church Street Brigstock Kettering NN14 3EX	Response required 12 <sup>th</sup> March 2022	Comment	Approved 22/06/2022
NE/22/00140/FUL	Proposal : 2 No. one and a half storey fronted cottage style, detached dwelling houses. Location: 39 Old Dry Lane Brigstock Kettering NN14 3HY	Response required 26 <sup>th</sup> March 2022	No Objection	
NE/22/00114/FUL - 00147/LBC	Proposal : Renovation of and extension of existing derelict barns, part to be use as part of existing dwelling and part as self contained annex for family use only Location: 1 lyveden Road Brigstock Kettering NN14 3HE	Response required 8 <sup>th</sup> April 2022	No Objection	
NE/22/00349/TCA	1 - Horse Chestnut - Approximately 15 metres tall, overly mature and slightly diseased tree, is 2 metres at the base away from the parapet wall of the Grafton Road bridge over Harpers Brook, it over hangs the bridge approach, span, road and brook. Request permission to reduce the height by one third. 2 - Bramley Apple - Over 100 years old and only surviving tree left from the original Victorian orchard. The tree is approximately 9/10 metres tall and requires the top thinning and reducing in height by approximately 3 metres. Hoping to protect a gnarled and contorted main trunk. 3 - Walnut Tree - Young walnut tree probably planted by squirrels is at the base 2.8 metres from the aforementioned Victorian Bramley apple tree. The walnut is 8 metres tall and this rapidly growing tree is already impinging on the apple tree a situation that is only going to get considerably worse. Ultimately leading to the demise of one or both. To protect the apple to walnut tree	Response required 10 <sup>th</sup> April 2022	No Objection	

April 2021 to March 2022 Register of planning applications

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	needs complete removal.   2 Grafton Road Brigstock Kettering NN14 3EY			
NE/22/00045/FUL	Proposal : Remove the wall to right side at back of property and replace it with large farm style gate allowing vehicle and pedestrian access. Location: 20 High Street Brigstock Kettering NN14 3HA	Response required 16 <sup>th</sup> April 2022	No Objection	Refused 06/06/2022
NE/22/00364/FUL	Proposal : Replacement of all rear windows with 'regency 9'; replacement conservatory; Replacement of sliding aluminium patio door with like for like (aluminium/ white); Rear doors with "Scott doors"; Replacement of 4 front windowsills with like for like (retrospective); Replacement of front windows in solid wood same style different colour; Replacement of front door with solid wood door; Replacement of like for like gate posts and gate (retrospective).(revised resubmission to NE/21/01685/FUL) Location: 18 Hall Hill Brigstock Kettering NN14 3EZ	Response required 16 <sup>th</sup> April 2022	No Objection	Approved 16/05/2022
NE/22/00312/FUL	Erection of 3.No two storey dwellings with access from Grafton Road together with a single/two storey rear extension to No.14 Grafton Road   14 Grafton Road Brigstock Kettering NN14 3EY	Response required 16 <sup>th</sup> April 2022	No Objection Comment	Approved /07/2022

April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
NE/22/00374/OUT	Proposal : Outline planning application for the erection of one single storey dwelling and carport /workshop (all matters reserved except access) Location: Land North Of 6 Old Dry Lane Brigstock NN14 3HY	Response required 22 <sup>nd</sup> April 2022	No Objection	Approved 13/07/2022
NE/22/00466/TCA	Proposed tree works and felling of 6 Ash trees and 1 Sycamore Mill House 18 Latham Street Brigstock Kettering NN14 3HD	Response required 14 <sup>th</sup> May 2022	No Objection	

**2022 -2023 Applications**

NE/22/00490/FUL	Installation of a glass awning at the rear of the building.   68 High Street Brigstock Kettering NN14 3HA	Response required 28 <sup>th</sup> May 2022	No Objection	Approved 20/07/2022
NE/22/00509/FUL	Two storey dwelling with single storey granny annexe. 1 Hunter Rise Brigstock.	Response required 28 <sup>th</sup> May 2022	No Objection <b>See Note 1</b>	Withdrawn 15/08/2022
NE/22/00581/FUL	Replacement windows and doors, new gates, new roof to sun room The Corner House Latham Street Brigstock Kettering NN14 3HD	Response required 3 <sup>rd</sup> June 2022	No Objection	Approved 20/07/2022
NE/22/00545/FUL	Proposal : To replace 11 old black aluminium windows with new energy efficient and more secure black aluminium windows Location: 13 Park Walk Brigstock Kettering	Response required 3 <sup>rd</sup> June 2022	Comment	Approved 08/08/2022

April 2021 to March 2022 Register of planning applications

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NE/22/00723/FUL	Proposal : Conversion of agricultural building to dwelling house and change of use of associated land from agricultural to residential Location: Land South East Of Dusthill Road Brigstock	Response required 7 <sup>rd</sup> June 2022	Objection	Refusal 08/08/2022
NE/22/00070/FUL + 71LBC	Proposal : Conversion of Mill building to 7 bedroom B B accommodation; removal of existing rear extension and canopy to be replaced by two storey rear extension; changes to fenestration and erection of detached bin and bike store at Wallis Mill Old Dry Lane Brigstock Kettering NN14 3HY	Response required 7 <sup>rd</sup> June 2022	No Objection	
NE/22/00734/FUL	Proposal : Use of land for the parking of goods vehicles including tractor units and trailers. Location: Sawmill Sudborough Road Brigstock Kettering NN14 3HP	Response required 29 <sup>th</sup> July 2022	Objection  <b>See Note 3</b>	
NE/22/00767/FUL	Implementation of a rear balcony area; Installation of bi-folding doors; Replacement of all windows with aluminium black frames; Further hard and soft landscaping to existing patio area including new planting area, garden entrance and stone garden wall. 5 Bridge Street Brigstock Kettering NN14 3ET  Amendment received 06/10/2022	Response required 29 <sup>th</sup> July 2022  20/10/2022	Objection  <b>See Note 1</b>	
NE/22/00829/FUL	Single storey extension, and raising roof level of existing porch Location 4 Braybrooks Brigstock Kettering NN14 3HX	Response required 5 <sup>th</sup> August 2022	No Objection	Approved 06/09/2022

April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
NE/22/00812/FUL	Proposal : The installation and operation of an electricity substation to facilitate grid connection of the Brigstock Solar project, including: a battery energy storage system (BESS) compound made up to 38 double stacked battery containers; inverter/transformer stations (powerblocks); underground cabling; customer (control building) substation compound; access, parking, boundary treatment, landscaping and temporary compound. Location: Land North Of Old Head Wood Grafton Road Brigstock The above	Response required 12 <sup>th</sup> August 2022	No Objection	
NE/22/00885/FUL & 00886/LB	Proposal : Construction of new garden walls and the reinstatement/repair of existing garden walls (retrospective) Location: Brigstock Manor Mill Lane Brigstock Kettering NN14 3HG	Response required 22 <sup>nd</sup> August 2022	Objection  <b>See Note 2</b>	Withdrawn
NC/22/00255/REM	Approval of reserved matters of access, appearance, landscaping, layout and scale for internal estate road with associated infrastructure and services ( the provision of the remaining section of internal estate road, beyond that approved under NC/21/00064/REM). The outline planning application was accompanied by an Environmental Statement. Cowthick Plantation Stamford Road Stanion	Response required 5 <sup>th</sup> August 2022	No Objection	
NE/22/00913/FUL	Proposal : Loft Conversion with dormer window, full chimney breast removal and installation of wc under stairs. Location: 3 Stable Hill Brigstock Kettering NN14 3HN	Response required 19 <sup>th</sup> August 2022		

April 2021 to March 2022 Register of planning applications

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NE/22/00760/FUL	Two storey side extension 25 Sudborough Road Brigstock Kettering NN14 3HP	Response required 26 <sup>th</sup> August 2022		
NE/22/00952/FUL	First floor side extension 4 Mauntley Avenue Brigstock Kettering NN14 3HF	Response required 26 <sup>th</sup> August 2022		Granted 03/10/2022
NE/22/00993/FUL	Proposal : First floor side extension and single storey rear extension Location: 1 Sandlands Avenue Brigstock Kettering NN14 3HJ	Response required 9 <sup>th</sup> September 2022		Refused 05/10/2022
NE/22/00966/FUL	Proposal : Single storey extension to the rear of a detached property Location: 1 Woodyard Close Brigstock Kettering NN14 3LZ	Response required 9 <sup>th</sup> September 2022		Granted 20/09/2022
NE/22/00735/CND	Discharge of conditions pursuant to 20/01359/FUL - Erection of 35 dwellings with associated open space, parking, landscaping and access Condition 2 - Materials Condition 3 - Door and window details Condition 4 - Lighting details Condition 5 - Surface water Condition 6 - Surface water management Condition 8 -Highways - Works to Stanion Road Condition 11 - Sustainable Measures Condition 12 - CEMP Condition 13 - Biodiversity enhancement features Condition 14 -Landscaping Condition 15 - Protection of trees and hedgerow Condition 17 - Landscape management plan Condition 18 - Landscape maintenance Condition 19 -Play / Recreational equipment Condition 20 - Land levels at Land North Of Stanion Road Brigstock	Response required 26 <sup>th</sup> September 2022	Objection to condition 17,18 and 19 being discharged due to lack of information on safeguarding adjacent property boundary hedges etc	

April 2021 to March 2022 Register of planning applications

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NE/22/01172/FUL	Proposal : Two storey side extension Location: 4 Mauntley Avenue Brigstock Kettering NN14 3HF		No Objection	Granted 10/11/2022
<u>NE/22/01207/TCA</u>	Proposal : T1 - Mature Grey Poplar - Pollard back to previous pollard points; T2 -Mature Grey Poplar - Section fell; T3 - Mature Grey Poplar - Section fell T4 - Mature Grey Poplar - Pollard back to previous pollard points; T5 - Mature Grey Poplar - Pollard back to previous pollard points; T6 - Mature Grey Poplar - Pollard back to previous pollard points; T7 - Lime - Pollard back to previous pollard points Location: 11A Park Walk Brigstock Kettering NN14 3HH		No Objection	

**Note 1**

**New Planning Application NE/22/00767/FUL**

Implementation of a rear balcony area; Installation of bi-folding doors; Replacement of all windows with aluminium black frames; Further hard and soft landscaping to existing patio area including new planting area, garden entrance and stone garden wall. 5 Bridge Street Brigstock Kettering NN14 3ET

Brigstock have several concerns regarding this application: The property is in the Brigstock conservation area with an article 4 directive. The proposed development with the addition of the porch and change of window styling etc. impacts the characteristic and appearance of the street scene. The property is also part of the vista from Park Walk with the large expanse of glass barriers will this have a negative impact. (Neighbourhood plan Policy B8 Fig 10) Concerns have also been expressed by neighbours regarding the changes creating privacy issues.

This location has been severely impacted by flooding and there is a degree of concern regarding a lack of flood risk and impact assessments.



## April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

The parish Council therefore **object** to this application.

### **Note 2**

#### **New Planning Application NE/22/00885/FUL & 00886/LBC**

Proposal : Construction of new garden walls and the reinstatement/repair of existing garden walls (retrospective) Location: Brigstock Manor Mill Lane Brigstock Kettering NN14 3HG

This building is a grade 2\* listed in a conservation area covered by an article 4 directive requiring any development to require planning consent. The proposed development constructing a wall adjacent to Harpers Brook. This area is prone to serious flooding and the wall is in such close proximity to the river that there should be documentation in the application which demonstrates what the impact of the development is under severe flooding conditions in the proximity and down stream

*Under the terms of the Water Resources Act, and the Land Drainage Byelaws a prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river.*

Part of this development would appear to fall into the above category, hence requiring approval from the relevant authority. Brigstock has experienced horrendous devastation to residents lives during recent flooding, any development which may impact on this in the future without the assurance of a proper flood risk assessment and impact analysis has to be objected to by the parish council. The parish council **Object** to this application

### **Note 3**

#### **New planning application NE/22/00734/FUL**

Proposal : Use of land for the parking of goods vehicles including tractor units and trailers. Location: Sawmill Sudborough Road Brigstock Kettering NN14 3HP

The parish council **Object** to this application

### **History**

This site has been occupied without the necessary permissions in excess of two years.

## April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

On the 9<sup>th</sup> September Application 20/00869/LDE Certificate of Lawfulness for existing use of land Sawmill Sudborough Road Brigstock Kettering Northamptonshire NN14 3HP

Was refused. The applicant produce no supportive evidence with the application so the application was **Refused**

On the 30<sup>th</sup> November 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 was **Refused** again for lack of supportive evidence. The applicant then appealed to the planning inspectorate. The application was accepted by the inspectorate and the applicant informed by letter dated 29<sup>th</sup> April on the 22<sup>nd</sup> July the Inspectorate wrote to the application confirming the appeal had been **Withdrawn**.

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### **Comments on the supporting document (Planning Statement)**

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The current application NE/22/00734/FUL with its 44-page supporting document has all the traits of the previous refused LDE applications. There is no supporting information to justify a change of use. The document does not justify the need for granting this application, it only implies that they do not need to justify. Not a normal approach.

It is interesting to note that page 5 of the document comments that the site has been surfaced. It would be interesting to be informed what the surface actually is.

**Page 6 of the document**, which would appear to justify not providing any supplementary information to support the application. There is no question of the status of the "Local List" Taking into account two years of COVID and the creation of the Unitary Authority. If not being updated was tested, the balance would potentially be in NNC favour.

The NPPF states "The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible". Considering the NPPF clearly states "the list" should be kept to a minimum, it is not unreasonable that supplementary information should be supplied to support

## April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

an application which “the list” does not specify. One can only draw a conclusion that supplying same would have a negative impact on the application.

Section 62 of the Town and country planning act 1990 clearly states: Section (3) the local planning authority may require that an application for planning permission must include (3a) such particulars as they think necessary.

**Page 9 of the document comments** that the site has an area of 9,506sqm which from layout given on the location plan when measured on OS mapping system is slightly generous on the negative side but acceptable. There is a concern that because the physical boundaries are not defined it could and most probably would exceed the one hectare operational space.

**Page 11 of the document states** that a Biodiversity report is not required, this is questionable. The applicant has created large earth banks on the boundary which is assumed to shield the non-approved activities on the site. In doing so it will have had impact in the hedging/trees. As there are no specified operating hours detailed it must be assumed a potentially 24/7 operation, what impact will that have on the species using the existing habitat, and what impact has there been in destroying habitat with the construction of the earth mounds.

**Page 12,13,14,15,16 of the document** refer to flooding. Harpers brook is designated as a river. It is very prone to flooding and the numbers in the report with respect to recent incidents are optimistic. The site is very low lying, and there is no evidence in the supporting documentation indicating the surface will support the axle weights in wet weather condition let alone flooding conditions. The report states the area is surfaced, but there is no mention as to its durability in adverse weather conditions.

**Page 16,17 “L” of the document states** that lighting assessment is not applicable. This is strongly challenged. The parish council are very conscious of lighting and have gone to great lengths and expense to minimise the number of lights in the village by replacing all village lighting to including diming post 12 o’clock to minimises light pollution. Currently a test SOLAR powered light has been installed which has very low luminance and brightens with activity sensors to continue our commitment to reduce light pollution. As previously stated, the report has no statement of operational hours. Post the autumn equinox the site could not operate without extensive lighting. A lighting design and operational statements are definitely required.

**Page 17 “M” of the document** interestingly states the lorry park will not be impacted by the noise of the sawmill, no mention of the lorry park disturbing residents. The application also mentions historic haulage activity in the village, this is not relevant to this application. The noise and associated disturbance generated by this application should it be approved is unacceptable. The entrance to the site is 235 mtr from the Barnards Way residential area, the parish council continually receive complaints regarding noise currently

## April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

generated from this operation and the unreasonable operating working hours. There are also significant associated noise issues with vehicles parking on roads, turning in residential streets, blowing horns, apart from noise accessing and leaving the site.

It is stated there are no community facilities in the vicinity. This is not strictly true. There is a pocket park 200mtr's and Fermyn Woods Country park 250mtr's as the crow flies

**Page 22 "Paragraph 2.16" of the document** clarifies that the site is to accommodate 40 drivers, it would be of a greater benefit to detail the number of lorries, tractor units and trailers the site would be expected to accommodate. Paragraph 2.18 is of great concern, although not directly related to this application it shows intent. If an additional access was considered it would need to be so close to the A6116 there would serious safety concerns. (And increase the footprint of the operation.)

**Pages 22,23,24 of the document** refers to the JCS development plan. Regrettably the document supporting this application only quotes polices. It would be more helpful if there was evidence in the document demonstrating actual need, and show the benefit of the operation and locations siting as required by the JCS. The council suspect this is because there is no supporting justification.

### **JCS Policy 18 HGV Parking c)**

**i** Requiring the proposal is supported by robust, up to date evidence of need  
No evidence provided in the application.

**ii.** Is of a size that is viable and makes a significant contribution to meeting the identified need.  
There is no supporting evidence of identified need.

**iii.** Is located within 2kms of the trunk road network or a major freight attractor and can be directly accessed avoiding existing residential areas;  
There is impact on Barnards Way and Sudborough Road residential area of the village, none of these have been address in the application.

**iv.** Is designed and laid out to a high standard and incorporates 'Secured by Design' principles;  
It is very questionable if these requirements are met. There is no evidence to support compliance to this policy requirement.

**v.** Will provide a level of on-site facilities for lorry drivers appropriate to the size of the scheme, with any ancillary uses being of a type and scale appropriate to the main use of the site as a truck stop;

## April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

The application is for a lorry park not a truck stop, but some basic facilities are required. None are detailed in the application

**vi.** Incorporates suitable arrangements for the management and maintenance of the facility;  
The supporting document states the principal operation is for other licence holders to use the facility, no mention of the numbers or size of their fleet. With this type of operating model there needs to be on site management in place 24/7, otherwise there is potential for backing up on the carriageway outside the location. The A6116 is only 109mtr from the site entrance. Not many vehicles need to be waiting to enter site before serious safety issue occur due to backing up to the A6116

**vii.** Where located in the open countryside, incorporates a restoration plan agreed by the local planning authority for the after-use of the site to be implemented in the event of the cessation of the use of the site for HGV parking operations.  
Because of the site location and there is no indication as to the longevity of this operation as the site is rented. Is this clause relevant?

**Page 26 of the document** refers to JCS Policy 25 Rural and Economic Development and Diversification.

The document accompanying this application does not in any way support any of the requirements of this policy. Principally due to the operating model of existing licence holders using the site. There will be no increased employment or benefit to the economy of the village demonstrated in the document supporting the application.

**Page 27 of the document** refers to Brigstock Neighbourhood plan Policy B17

This application does not meet any of the requirements of the policy detailed as (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and warehousing and distribution (B8)).

Paragraph 7.7 of the Brigstock NHP states. As part of our strategy for generating new and better jobs for local people we want to support the retention and growth of these businesses. This application has not demonstrated the need of any new jobs. The 40 jobs mentioned in the application apply to individual licence holders. There is no commitment to provide local jobs in the documentation.

**Page 28, 29,30, 31 32, 33, 34 of the document** refers to the objectives of the NPPF

Again all content in this application is a vast amount of text from policy documents, it omits any analysis as to how this application actually meets any of the policy requirements. There is no empirical data included to justify this application

**Page 36,37 of the document** This implies that no traffic plan is required. The NPPF Section 9 Paragraph 113 states. "All developments that will generate significant amounts of movement should be required to provide a travel plan, the application should be supported by a

April 2021 to March 2022 Register of planning applications

Number	Application	Meeting date	PC Response	NE Decision
--------	-------------	--------------	-------------	-------------

transport statement or transport assessment so that the likely impacts of the proposal can be assessed". This application has the potential for significant amounts of movement. It is important to have a plan that specifies movement volume and operational timings of the movements so the operation has accountability.

**Page 37 of the document Section R** This states "Not applicable to a tree survey".  
The hedges/trees boarding the site boundary need to be assessed so there is some assurance that they are not damaged.

**Page 37 of the document Section S**  
This states that no waste management plan is required. The council would strongly conclude that with this amount of proposed activity generated by numerous haulage operations, there is the capacity for significant waste generation and should be dealt with in the application.

**Brigstock parish Object to this application for all the reasons set out in the above text**

**NOTE 4**

NE/22/00735/CND

The documents to support the discharging of conditions 17, 18 and 19 would appear to be reasonable within the development site, but the council has over the course of the planning application process had representations regarding the safeguarding of the boundary to Bells Close and Stanion Road properties, both in the physical and Biodiversity sense. This issue has been raised many times by the residents with the developer and the parish council who have forwarded their concerns to the developer. It would not appear unreasonable for the protection of adjacent hedgerows/trees to be included and agreed prior to these conditions being discharged.

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