

April 2020 to March 2021 Register of planning applications

Number	Application	Meeting date	PC Response	ENC Decision
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Applications with no decisions, carried forward from 2019 -2020

19/01241/FUL	Proposal : Restoration of dam and construction of new house together alterations to access at Keepers Lodge Grafton Road Brigstock Kettering Northamptonshire NN14 3NA		No Objection	Granted
19/01586/FUL	Proposal : Two storey front extension, two storey rear extension, single storey side extensions and a detached annexe ancillary to dwelling at Brakehill Family Farm Grafton Road Brigstock Kettering Northamptonshire NN14 3NB	Response required 11 th Nov 2019	No objection 16/11/2019	Granted 08/06/2020
19/01852/FUL & 01853/LBC	Installation of 2no. new dormer windows; Replacement white UPVC rainwater goods with black cast iron; Removal of pre-cast concrete garage; New slate roof on small outbuilding; Replacement of concrete tile roof with slate roof on ancillary building; Change of use of the redundant village hall to create annexe ancillary to the main dwelling; Replacement of modern doorway to ancillary building with more in keeping panel door with side windows; Associated landscaping works at 12 Church Street Brigstock Kettering Northamptonshire NN14 3EX	Response required 30 th Dec 2019	No Objection 16/11/2019	Granted 22/03/2021

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Number	Application	Meeting date	PC Response	ENC Decision
19/01672/FUL & 01673/LBC	Proposal : Conversion of Mill building into 5 residential dwellings; removal of existing single storey rear extension and canopy to be replaced with two storey extension and erection of single storey detached bin and bike store at Wallis Mill Old Dry Lane Brigstock Northamptonshire NN14 3HY	Response required 30 th Dec 2019	No Objection 16/11/2019	
20/00049/OUT	Proposal : Outline: Erection of two, 2-storey dwellings with parking and access (All matters reserved except access) (Re-submission of 19/00962/OUT) at 10 Grafton Road Brigstock Northamptonshire NN14 3EY	Response required 18 th Feb 2020	No Objection 13/02/2020	Granted 08/06/2020
20/00150/FUL	New planning application Proposal : (Retrospective) Demolition of brick wall to gain access to property; Resurface garden area to hard standing gravel at 29A High Street Brigstock Kettering Northamptonshire NN14 3HA	Response required 9 th March 2020	No Comment 19/02/2020 Referred to Highways Issue	Refused 27/04/2020
20/00207/FUL	Proposal : Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and landscaping at Land North Of Old Head Wood Grafton Road Brigstock Northamptonshire	Response required 23 rd March 2020	Objection 23/03/2020	

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Number	Application	Meeting date	PC Response	ENC Decision
20/00125/FUL	Proposal : To erect a detached 2 bedroom dwelling to replace previously approved static caravan at Spinney Hill Paddocks Stanion Road Brigstock Northamptonshire	Response required 7 th April 2020	No Objection 23/03/2020	Granted 05/05/2020
20/00396/FUL	Proposal : Proposed works Terracing and patio area at 7 Braybrooks Brigstock Northamptonshire NN14 3HX	Response required 30 th April 2020	No Objection 08/04/2020	Granted 12/06/2020

New applications 2020/2021

20/00386/FUL	Proposal : Proposed two storey Side Extension to Mill house at 18 Latham Street Brigstock Kettering Northamptonshire NN14 3HD	Response required 28 th April 2020	Objection 23/04/2020 The parish council object to this application, any additional development compounds the loss of what was a lovely old building of significance into something very different without enhancing the overall look. The overall development past and proposed makes a mockery of conservation area, there will be very little to remind one of the original Mill house. Such a shame.	Withdrawn 04/05/2020
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Number	Application	Meeting date	PC Response	ENC Decision
20/00400/FUL	Proposal : The erection of a maintenance building, for the purposes of automotive logistics, and the resurfacing of loose gravel hardstanding to tarmac at Car Park And Rockingham Motor Speedway Mitchell Road Corby Northamptonshire	Response required 28 th April 2020	No Objection 08/04/2020	Withdrawn 05/06/2020
20/00435/FUL	20/00435/FUL Proposal : Single storey rear extension. at 27 Back Lane Brigstock Northamptonshire NN143ER	Response required 28 th May 2020	No Objection 20/05/2020	Granted 03/07/2020
20/00541/TPO	Proposal : TPO no 25 - Sycamore tree very close to the house plus now touching next doors phone line. Unable to park on driveway due to the nature of the tree plus bird fouling at 5 Mauntley Avenue Brigstock Kettering Northamptonshire NN14	Response required 30 th May 2020		Not validated by ENC
20/00633/VAR	Proposal : Variation of Condition 3 pursuant to application 17/02464/FUL "Improvement and widening of existing farm access to field for farm vehicles (to include construction of concrete head walls) over existing culvert ditch" Condition 3 - Plans at Land Off Grafton Road Brigstock Northamptonshire	Response required 9 th July 2020	No Objection 17/06/2020	Granted 24/07/2020

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Number	Application	Meeting date	PC Response	ENC Decision
20/00541/TPO	Poposal : TPO no 25 - Sycamore tree to be felled at 5 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF	Response required 17 th July 2020	Comment 02/07/2020 The consensus from Brigstock Parish Council was that this is a significant tree and there are serious concerns about its felling, it would benefit from professional pruning under guidance from the tree officer.	Refused 18/0/2020
20/00768/TCA	Proposal : Ash (1) - fell because of ash die-back. Some branches are dead and could fall on footpath from the village hall to the recreation ground. No prospect of the tree recovering. Possibility of replanting with different species subject to advice. at The Village Hall 8 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 27 th July 2020	No Objection 10/07/2020	Granted 18/08/2020

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Number	Application	Meeting date	PC Response	ENC Decision
20/00734/FUL	Proposal : Siting of temporary single storey side extension to dwelling for 3-5 years at 19 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 30 th July 2020	<p>The parish council were very sympathetic to this application but after much discussion it was unanimous that it had to Object to the application for the following reasons.</p> <p>The proposed development is in a prominent position with regard to its siting on Bridge Street and out of keeping with the conservation area status of the location.</p> <p>The proposed addition was not sympathetic to the main residence</p> <p>It was not understood how the specified time period of 3 to 5 years for the</p>	See revised application

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			<p>retention of the extension could be determined considering to the proposed use.</p> <p>Concern was also expressed that this may create a precedent for other applications of this type where extensions would not normally be granted planning permission</p>	
20/00709/FUL	Proposal : Replacement of 6 windows (mixture of wooden UPVC and single/double glazed) with new double glazed wooden windows (Re-submission of 19/01387/FUL) at 22 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 30 th July 2020	No Objection 29/07/2020	Granted 18/08/2020
	Licencing application for Swallows Rest, Bridge Street.		No Objection 29/07/2020	
18/01818/FUL	4 - Proposed passing places pursuant to Change of use of Lyveden Manor from dwelling-house to visitor attraction including cafe, car park and landscaping at Lyveden Manor Harley Way Oundle Peterborough Northamptonshire PE8 5AT	Response required 19 th Aug 2020	No Objection 19/08/2020	

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Number	Application	Meeting date	PC Response	ENC Decision
20/00909/TPO	Proposal : To fell linear group of 7 no. ash (Fraxinus excelsior) as trees expected to die; To crown lift 1 no. sycamore to 4m above ground level; To replant 4no. common alder (Alnus glutinosa). at 7 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 28 th Aug 2020	After much discussion the response to this application was to recognise 7 trees adjacent to Harpers Brook could be considered excessive. What the council thought appropriate was:- To crown the Sycamore to 4mte as per the application. As the Ash trees are currently healthy it was thought their removal was not necessary. But because of the number of trees in a confined space the best solution was to consider removing alternate trees (i.e. Three) and pruning the balance	Granted 09/10/2020
20/00734/FUL Revised Application	Proposal : Erection of single storey side extension to 19 Bridge Street Brigstock at Kettering Northamptonshire NN14 3ET An amendment/additional information has been received in respect of the above	Response required 8 th September 2020	No Objection See Note 1	

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Number	Application	Meeting date	PC Response	ENC Decision
20/00869/LDE	Proposal Certificate of Lawfulness for existing use of land (as per the submitted planning statement) Sawmill Sudborough Road Brigstock Kettering Northamptonshire NN14 3HP		Objection See Note 2	Refused
20/01000/TCA	Proposal : T1 - Sycamore - reduce by 2.5m to previous reduction size. at 12 Latham Street Brigstock Kettering Northamptonshire NN14 3HD	Response required 28 th September 2020	No Objection	Granted 12/09/2020
20/01061/TCA	Proposal : Re pollard willow tree at Bridge Street Brigstock Northamptonshire	Response required 28 th September 2020	No Objection	Granted 29/02/2021
20/01122/TPO	Proposal : TA - Sycamore tree, to remove lower long spindle line branches; TE1 - Fir tree, trim; TE2 - cherry tree, trim; D2 - Fir tree, remove; TF1, F2, F3 - Fir trees, trim to boundary; TG - Indian tree, trim to boundary; TI - sycamore tree - trim at Snowdrop Cottage Mill Lane Brigstock Kettering Northamptonshire NN14 3HG	Response required 09 th October 2020	No Objection	Granted 12/11/2020
20/01009/FUL	Proposal :Single storey side extension; new front storm porch and new car port/store at 29 Stanion Road Brigstock Kettering Northamptonshire NN14 1DZ	Response required 10 th October 2020	No Objection	

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Number	Application	Meeting date	PC Response	ENC Decision
20/01144/TPO	Proposal : T1 Acer pseudoplatanus. Fell. Tree has become very large for its surroundings. It is approximately 5 metres from the owner's property. A reduction would leave a tree that would be unsightly, hence request for a fell. Tree is lifting driveway to neighbour's drive, and damaging wall. The pavement on the street is starting to lift also. Recommendation to replant with standard Acer platanoides in same position after stump has been ground out. at 5 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF	Response required 10 th October 2020	No Comment	
20/00734/FUL	Proposal : Erection of single storey side extension to 19 Bridge Street Brigstock at 19 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET An amendment/additional information has been received in respect of the above application for Full Planning Permission upon which you have previously been consulted.	Response required 10 th October 2020	No Objection Highways Issue	
20/00996/AMD	Non-material amendment to allow for resubmission of access details, pursuant to 19/01496/OUT - Outline application with all matters reserved except access for two storey detached infill dwelling with garage and parking. Land Adjacent 8 Grafton Road Brigstock Northamptonshire	Response required 10 th October 2020	No Objection	Granted 06/11/2020

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Number	Application	Meeting date	PC Response	ENC Decision
20/01177/FUL	Proposal : Single storey rear extension at 17 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF	Response required 10 th October 2020	No Objection	Granted 20/11/2020
20/01158/FUL	Erection of maintenance unit, wash bay and further ancillary items for vehicle storage and refurbishment, including resurfacing works and the provision of car and HGV parking. at Rockingham Motor Speedway Mitchell Road Corby Northamptonshire NN17 5AF No Objection	ASAP	No Objection Cc Councillor Hughes	
20/01289/FUL	Erection of shed to front (Retrospective) 19 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 12 th November 2020	No Objection	Granted 01/12/2020
20/01009/FUL	Proposal : Single storey side extension, single storey rear storm porch, single storey rear extension and new carport/store at 29 Stanion Road Brigstock Kettering Northamptonshire NN14 1DZ	Response required 27 th November 2020	No Objection	Granted 26/11/2020
20/01395/TPO	Proposal : Sycamore: Crown reduction at 8 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF	Response required 27 th November 2020	No Objection	Refused 26/01/2021
20/01401/TCA	Proposal : Dog wood and field maple hedge - to reduce the height to 1.8 metres; Conifer - to reduce the height to 2.5 metres; Leylandii hedge - to reduce the height to 2.5 metres; Elder bushes - to remove at The Village Hall 8 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response required 29 th November 2020	No Objection	

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Number	Application	Meeting date	PC Response	ENC Decision
20/01295/REM	Proposal : Erection of 2 detached dwellings (reserved matters of 18/00876/OUT including details of the landscaping, access, layout, siting, scale and appearance of the dwellings). at Land Adjacent 4 Stanion Road Brigstock Northamptonshire	Response required 3 rd December 2020	No Objection	
20/01359/FUL	Proposal : Erection of 35 dwellings with associated open space, parking, landscaping and access at Land North Of Stanion Road Brigstock Northamptonshire	Response required 3 rd December 2020	Responded with comments 23/11/2020 See note 3 See bote 4	
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	Response required 3 rd December 2020	No Comment	Refused 29/01/2021
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	Response required 4 th January 2021	No Objection	Granted 12/02/2021
20/01628/FUL And 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	Response required 4 th January 2021	No Objection	Granted 26/02/2021
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	PC Not informed of this application by ENC	Objection Note 5	

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Number	Application	Meeting date	PC Response	ENC Decision
20/01263/LDE	Appeal Reference: APP/G2815/C/20/3262691 Brakehill Family Farm Grafton Road Brigstock Kettering Northamptonshire NN14 3NB . The alleged breach of planning control.	27 th January 2021	Objection Note 6	
NE/21/00128/TCA	Proposal : Silver Birch (T3) fell because of size and proximity to boundary stone walls; Apple (T4) fell because of proximity to building; Silver Birch (T5) fell because of size and proximity to building; Lavender (T8) fell because of proximity to wall and gate at 2 Hall Hill Brigstock Kettering Northamptonshire NN14 3EZ	Response Required 19 th February 2021	No Objection	
NE/21/00067/FUL	Proposal : Creation of a new access and off-road parking for two vehicles, to include an electric charging point. The works will adhere to the guidelines set out by highways. at 6 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response Required 19 th February 2021	Objection Note 7	
20/01616/VAR	Proposal: Variation of condition 3 to allow for revised plans that reflect the completed works on site pursuant to 19/01534/FUL Alterations to existing bay window with detached covered carport and Fence. Internal alterations and modernisation to mill house Brigstock Condition 3 - Due to construction methods the roof has been modified, patio line has been altered and the fence height raised to accommodate raising site ground levels. at Mill House 18 Latham Street Brigstock	Response Required 19 th February 2021	No Objection	

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20/01670/FUL	Proposal : Two storey rear extension at 11 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET	Response Required 17 th March 2021	No Objection	
NE/21/00208/TPO	1990 Proposal : 5 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF Lateral reduction of 2 metres to the lower crown Western side of the tree in combination with lifting of the lower crown by removal of lower branches due to branch being entwined with next door's phone line at 5 M	Response Required 9 th April 2021	No comment	
NE/21/00320/FUL	Proposal : Levelling of garden pond and associated drainage works (retrospective application). at Mill House 18 Latham Street Brigstock Kettering Northamptonshire NN14 3HD	Response Required 9 th April 2021	Objection Note 8	
NC/21/00064/REM	Approval of reserved matters of access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping. The outline planning application was accompanied by an Environmental Statement. Cowthick Plantation Stamford Road Stanion Northamptonshire		Objection Brigstock parish council would like to object to the above applications on the design of the access to the proposed site and question why the need for two additional roundabouts plus the disruption this	
NC/21/00063/REM	Approval of reserved matters of access, appearance, landscaping, layout and scale for principal site access and associated realignment of A43 / Stamford Road			

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	junction. The outline planning application was accompanied by an Environmental Statement. Cowthick Plantation Stamford Road Stanion Northamptonshire		will cause. There must be a better solution in handling the access traffic.	
NE/21/00362/FUL	Proposal : Convert the outhouse into an office / lounge area with log burner chimney; Relocate and extend the existing garage; Install electric sliding driveway gate at 2 Hall Hill Brigstock Kettering Northamptonshire NN14 3EZ	Response Required 16 th April 2021		

Note 1 Proposal : Erection of single storey side extension to 19 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET An amendment/additional information has been received in respect of the above

There was concern expressed that the application was an amendment to the application but the supporting documentation had not significantly changed to reflect the amendment. Although there would be no objection, concern was expressed at the number of parking spaces as the drawing showed only a small square as a shed. This shed is significantly larger than the drawing indicates.

Note 2 Proposal Certificate of Lawfulness for existing use of land (as per the submitted planning statement) Sawmill Sudborough Road Brigstock Kettering Northamptonshire NN14 3HP

The parish council strongly object to this application for Certificate of Lawful Development on the following grounds:-

The council were very concerned at the vagueness of this application and lack of any formal proposal as to the applicant's future intentions. It is unclear as to whether the applicant is applying for change of use for this site. The parish council understands that the applicant wants to use it as a lorry park. In the application proposal paragraph 4.2 the applicant states that:

The site has been used, for at least three decades, as a sawmill and transport lorry depot. The current owner has been there for 14 years and has always used this site for these purposes. The previous owners did the same which can be confirmed via employees who have been there 30 years +. The number of lorries and trailers on site would vary and change but ordinarily there would be approx. 5 trailers and 3 lorries on site at any one time. They would predominantly be out during working hours during the week and stay on site over the weekend.

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The site has only been in existence since 1996 when the timber yard moved from its old site in Back Lane. Previous to that it was a field. To describe the site as a transport depot is misleading as only lorries associated with the timber business have used it.

In the supporting planning statement to the application paragraph 4.3 there is a suggestion of a B2 and B8 usage class on the site. This would mean that the site could be used for a haulage business or lorry park.

There is one haulage activity on the adjacent site (pre neighbourhood plan). An additional haulier will create unacceptable traffic congestion issues with potential queuing back to the A6116. There is no demonstration of need for this activity.

Wood Yard activity is 9 to 5, additional haulage activity could be 24/7 causing disturbance to adjacent residential area.

Historically, agriculture and forestry provided the bulk of local employment and they remain part of village life and the local economy. The PC would like to see these links retained supported by Policy B17 in the Neighbourhood Plan:

The expansion of existing businesses and new employment development that is related to forestry and agriculture will be particularly encouraged.

The Parish Council is keen to support businesses which genuinely provide employment for people living in Brigstock and wants to discourage commuting into the village and businesses that cause additional traffic. The intention to use it as a lorry park is more suited to an urban setting.

The onus is on the applicant to provide enough evidence to satisfy that planning permission is not needed for the proposals. Mere assertion on these points is not sufficient. The application has not satisfied this requirement. Proper planning permission should be sought so that the change of use can be fully addressed.

Note 3 Response to planning application 20/01359/FUL Proposal: Erection of 35 dwellings with associated open space, parking, landscaping and access at Land North off Stanion Road Brigstock Northamptonshire

This site which is included in the Brigstock neighbourhood plan and is supported by the parish council but there are concerns:

- the density of the affordable housing crammed into the corner of the site backing on to houses in Bell's Close has the potential to cause more nuisance to the residents of Bell's Close than a smaller number of properties in this position. The Parish Council would prefer to see the affordable housing located in a different part of the site and the area adjacent existing properties be more 'open'.
- Residents of Bells Close have also expressed concerns that, because of the very close proximity to their boundary, properties would be of such a height to cause privacy and wellbeing issues.
- During previous discussions with Grace Homes it was thought that an additional access to the site was desirable, but having 4 is considered excessive because of the size of the development with its associated traffic flows on a curved section of the road. The parish council would like a condition be imposed to add a chicane on Stanion Road to manage traffic speed from the A6116.

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- Due to the predicted impact on the village services the parish council would ask ENC to ensure that a developer contribution is given to the parish council for improvements to parking in the village centre
- Concerns also expressed regarding flooding of neighbouring properties caused by runoff from the plots, can provision be made alleviate this.
- The clerk was instructed to ask for this application to be called in.

Note 4 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

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Note 5 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

Sent the same response as Note 2 with photographs

Note 6

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

Note 7

New Planning application NE/21/00067/FUL Proposal: Creation of a new access and off-road parking for two vehicles, to include an electric charging point. The works will adhere to the guidelines set out by highways. at 6 Bridge Street Brigstock Kettering Northamptonshire NN14 3ET

The parish council wish to **OBJECT** to the above application and request that the following points be taken into consideration before determining this application.

This development is in the Brigstock conservation area which is also subject to an Article 4 directive.

The above application impacts on Brigstock's heritage, a Grade II monument (BRIDGE APPROXIMATELY 5 METRES FROM HORSEBROOK COTTAGE Historic England's listing 1294398). Northamptonshire County Councils reference 4111. The proposed development requires that a large section of the wall joining a listed bridge be demolished. Under the listed

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Buildings and Conservation Areas Act 1990 any structure joining a listed building is also listed, and **in the parish council's view requires listed building consent.**

Correspondence with NCC BridgesDesign@kierwsp.co.uk states "*I believe that No.6 Bridge Street is situated on the North East side of the multi-span arch bridge, NCC Ref. 4111 - Brigstock Bridge. The image shown below identifies the residents property (no.6) on the right hand side and the Grade II Listed road bridge on the carriageway side. The parapet/wing walls of this bridge are continuous, therefore the wall is part of the bridge..*

There is a question of ownership of the wall referred to in this application. There is no evidence on the registered title that the wall is included in the curtilage of 6 Bridge Street. On consulting Highways the following response was received.

"Having reviewed the information with my team, I can confirm that this section of the wall is owned and maintained by NCC. The wall is continuous from the bridge arch spans and also supports the highway. The proposed changes to the stone retaining wall will therefore require technical approval from the Bridges & Highway Structures Team. All the details for the structural integrity of the wall will need to be approved by our team before works can commence on site".

Comments on the flood risk assessment. The report refers to existing earthworks implying that mounds of soil and debris are an historical feature of the site. That is not so as these are a recent addition. The assessment states this development should be subject to a detailed design which is not in the current planning application.

Transport surveys. These are totally unrepresentative as they were undertaken during the COVID 19 pandemic when the school was not in session and the village hall was not being used. The doctors' surgery did not have the usual amount of visits.

Design and access statement. This states the Grade two listing of this historic bridge specifically relates to the parapets. I am sure the author of the report is well aware that a listing refers to any structure attached to a listed building.

The report makes a judgement that demolishing a substantial section of the wall will enhance the setting of the listed bridge. That is not a feeling which is widely held. It is also stated that the bridge is poorly maintained which is difficult to believe as

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it is regularly inspected by the relevant authorities. On consulting Highways the following response was received: "A General Inspection was undertaken on 25/09/2020. The structure was found to be in overall 'Good' condition. This rating is an average of the structures overall condition rating."

Landscaping The report states that this proposal will greatly improve the existing wasteland which looks unsightly. It should be pointed out that this untidy wasteland has been created by the current owner. Previously it was a well-maintained area which was an asset to the village.

It is also interesting that the photograph of the bridge on page 7 of the report is not from the applicant's property but from the school.

General concerns expressed at a parish council planning meeting to discuss this application.

- The demolition of a significant section of this historic wall will seriously impact the setting of this important site in the centre of the village. It will present an unbalanced vista to this historic setting
- There is no detail for the proposed electric gates, without this, a totally unacceptable structure could be erected in this historic setting.
- The site plan is a little short on dimensions. There is no defined distance between gates and path and, from the scale of the on-line drawing, it is difficult to determine some aspects of the proposal.
- As the bridge only allows single lane traffic, the proposed development area is at the point where pedestrians, cars, agricultural traffic and equestrians have to stand to allow traffic from the village to pass.
- It took a long time for the village to get an article 4 direction to protect the village's historic environment; this proposal would have a negative impact on an important ancient structure and its setting.

Note 8

Please reply to Nigel Searle Parish Clerk
7 Church Street Brigstock, Kettering, Northants NN14 3EX

Tel: 01536 373672 E-mail brigstockcouncil@aol.com

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Planning application NE/21/00320/FUL

Proposal: Levelling of garden pond and associated drainage works (retrospective application). at Mill House 18 Latham Street Brigstock Kettering Northamptonshire

Dear Sir,

The parish council objects to this application.

The NPPF 2019 Paragraph 187. states the Local planning authorities should maintain or have access to a historic environment record.

The Mill House and its curtilage is recorded at East Northants Council register as a property of significance which borders onto a historic listed Mill and is contained within the Brigstock conservation area.

The parish council would like to see this historic asset restored.

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The heritage justification statement supporting this application refers to the neglect of the mill pond for over 50 years. It is difficult to understand how this statement can be justified as we know that the previous owners did maintain the mill pond. Above is a picture from the sales brochure for the property which clearly would appear to conflict with section 3.2 of the applicant's Heritage Impact Statement.

The NPPF 2019 Paragraph 184 clarifies that Heritage assets range from sites and buildings of local historic value. The Mill Pond clearly falls into the category of an asset of local historic value.

Section 6.3. Of the Heritage Impact Statement states the works to which this application relates are small-scale in nature. This is misleading as the scale could not be considered small as it has totally removed a historically significant feature from the site.

Section 6.6 of the Heritage Impact Statement states. The works which have been carried out at the subject property, to which this application relates, have resulted in no harm to the setting or significance of this neighbouring listed building. Significant harm has been caused because this ancient Mill Pond has been removed from the setting.

Section 6.7 of the Heritage Impact Statement states; Given the small-scale nature of the works, there has been no impact on any other nearby listed buildings. It could be agreed there is no direct physical impact on adjacent listed buildings but historically the setting is of significance, the Mill Pond having a direct relationship to the Mill. The Mill House, Mill and ponds were all part of the same property at one time. It is important to note that the NPPF 2019 Paragraph 187 also states "predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future". This section of the NPPF should be considered relevant.

It should be noted that in addition to the above:-

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- The mill pond is part of the village heritage and setting of Mill House and therefore an archaeological survey of the pond should have been carried out.
- The Mill Pond is an historical asset which has been in existence for centuries and should not be destroyed.
- Additionally the Mill Race and Sluice feeding the Mill Pond are still in existence providing an integrated historical asset.
- Indirectly but it is important to note that restoration work on the Mill Wheel has been undertaken.
- One point not mentioned in the application is the significant habitat damage that has resulted from the removal of the pond. It is known that there were great crested newts in the pond. There were owls nesting in the trees surrounding the pond. There is no mention of an environmental survey of the pond being undertaken prior to its obliteration.
- The pond formed part of the overflow flood system which activates when Harpers Brook reaches a certain height and the water is diverted via the course of the top Mill Pond down through the old sluice to the bottom Mill Pond which acted as an attenuation pond for the flood water before returning to Harpers Brook.

NPPF 2019 Paragraph 194 states. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

Although the Mill House site is classified as a build of significance and is not listed, it could be argued this application has significance to the actual historical functionality of the Mill which is grade II listed, and historically a single entity. Just because the site has been subsequently divided does not remove this obligation.