

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 <sup>th</sup> 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 <sup>th</sup> Dec 2019	No Objection 16/11/2019	

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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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> July 2020	No Objection 17/06/2020	Granted 24/07/2020

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20/00541/TPO	Poposal : TPO no 25 - Sycamore tree to be felled at 5 Mauntley Avenue Brigstock Kettering Northamptonshire NN14 3HF	Response required 17 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> July 2020	<p>The parish council were very sympathetic to this application but after much discussion it was unanimous that it had to <b>Object</b> 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>	<b>See revised application</b>

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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	<p>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</p>	<p>Response required 30<sup>th</sup> July 2020</p>	<p>No Objection 29/07/2020</p>	<p>Granted 18/08/2020</p>
	<p>Licencing application for Swallows Rest, Bridge Street.</p>		<p>No Objection 29/07/2020</p>	
18/01818/FUL	<p>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</p>	<p>Response required 19<sup>th</sup> Aug 2020</p>	<p>No Objection 19/08/2020</p>	

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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 <sup>th</sup> 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 <b>Revised Application</b>	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 <sup>th</sup> September 2020	No Objection See Note 1	



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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 <sup>th</sup> September 2020	No Objection	
20/01061/TCA	Proposal : Re pollard willow tree at Bridge Street Brigstock Northamptonshire	Response required 28 <sup>th</sup> September 2020	No Objection	Granted 29/09/2020
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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <b>No Objection</b>	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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> November 2020	No Objection	
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 <sup>th</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> December 2020	Responded with comments 23/11/2020 <b>See note 3</b> <b>See bote 4</b>	
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 <sup>rd</sup> December 2020	No Comment	
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 <sup>th</sup> January 2021	No Objection	
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 <sup>th</sup> January 2021	No Objection	
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 <b>Note 5</b>	

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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 <sup>th</sup> January 2021	Objection <b>Note 6</b>	

**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.

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.

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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.
- 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.

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**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

**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

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**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