

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	
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	

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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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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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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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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	<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 30th 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 19th 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 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 4m 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	
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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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	
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		
20/01061/TCA	Proposal : Re pollard willow tree at Bridge Street Brigstock Northamptonshire	Response required 28 th September 2020		

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

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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.

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.