

BRACKLEY TOWN COUNCIL

20 High Street, Brackley, Northants NN13 7DS

Telephone: (01280) 702441

www.brackleynorthants-tc.gov.uk

town.clerk@brackleynorthants-tc.gov.uk

To: Cllrs Bagot-Webb, Barrie, Butler, Cartmell (ex-officio), Kew, Ross, Stimpson, Thompson, E Wiltshire and P Wiltshire

You are hereby summoned to attend a Meeting of the **Planning & General Works Committee** to be held on **Monday 21 September** online via Zoom, Meeting ID 945 2120 0025, Passcode 083439. Dial in 0131 460 1196.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email town.clerk@brackleynorthants-tc.gov.uk or call 01280 702441 if you require assistance

16 September 2020



Town Clerk

AGENDA

Members of the Press and Public are invited to attend

186/20 Apologies for Absence

Members are asked to receive and approve apologies.

187/20 Declaration of interest

Members are asked to declare any disclosable pecuniary interests in items on the agenda, **and the nature of that interest**, in accordance with the Localism Act 2011, the Brackley Town Council Code of Conduct and Section 106 of the Local Government Finance Act 1992.

188/20 Public participation

This section of the meeting gives members of the public who are present an opportunity to speak. You may speak on any item which appears on the agenda for this evening's meeting. The session will last for a maximum of 15 minutes with any individual contribution lasting a maximum of 3 minutes. Members of the public should address their representations through the Chairman of the meeting.

189/20 Minutes

Members are asked to receive and approve the minutes of the previous meeting held on 7 September 2020.

190/20 Planning applications

To consider Planning Applications as outlined on the attached schedule.

191/20 South Northamptonshire Local Plan (Part 2) 2011-2029 – attached

The South Northamptonshire Local Plan (Part 2) 2011 – 2029 adoption statement is attached for members to note.

192/20 Matters for Information or Discussion

Please note, this is a public meeting and you may be filmed, recorded and published. Copies of all council papers are available to download at: www.brackleynorthants-tc.gov.uk

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Minutes of the **Planning & General Works Committee** held on **Monday 7 September** directly after the Full Council meeting, online via Zoom

Present: Cllrs Bagot-Webb, Barrie, Butler, Cartmell (ex-officio), Kew, Ross, Thompson, E Wiltshire and P Wiltshire

Officers: Town Clerk (A Moses), Deputy Town Clerk (K Hale)

180/20 Apologies for Absence

Apologies were received and accepted from Cllr Stimpson and Cllr Thompson.

181/20 Declaration of interest

Non-pecuniary interest – Cllrs E Wiltshire and P Wiltshire for planning application S/2020/1418/FUL

182/20 Public participation

None

183/20 Minutes

On the proposition of Cllr E Wiltshire, it was **RESOLVED** to:

approve the minutes of the previous meeting held on 17 August 2020.

184/20 Planning applications

Cllr Ross left meeting at 21.17pm

Members considered Planning Applications as outlined on the attached schedule.

185/20 Matters for Information or Discussion

Roadworks taking place on the A43 over the next couple of weeks.

Meeting Closed at: 21:53

Signed:

Dated:

Application Number	Closing Date	Location	Proposal	Town Council Comments
S/2020/1017/FUL	2 September 2020 Extended to 8 September 2020	The Old Chapel, Banbury Road	Change of use from musical instrument repair and sales centre to D1 to operate as a children's Pre-School, with extension to current trading hours (under S/2001/1216/P). Raising of boundary wall and erection of wooden shed. A number of minor improvements and repairs to the Grade 2 listed building.	Strongly object. Comments made previously still stand that there is no parking.
S/2020/1018/LBC	2 September 2020 Extended to 8 September 2020	The Old Chapel, Banbury Road	Change of use from musical instrument repair and sales centre to D1 to operate as a children's Pre-School, with extension to current trading hours (under S/2001/1216/P). A number of minor improvements and repairs to the Grade 2 listed building as discussed in Pre-App and detailed in this application. All are to maintain or enhance the property and protect the aesthetics of the original chapel building. The changes will give the property a renewed use for the community. All works would be in line with the Pre-App Response (TOC 9) and our Clision Document and specific response to Pre-App points (TOC 11)	As above
S/2020/1367/FUL	8 September 2020	89 Beech Drive	2 storey side extension	No objection

S/2020/1362/FUL	8 September 2020	50 Johnson Avenue	Two storey extension to side of property	No objection
S/2020/1346/FUL	8 September 2020	5 High Street Brackley	Change of use from A1 (shops) to D2 (Leisure) with limited retail area	No objection
S/2020/1407/TPO	11 September 2020	50B Banbury Road	Sycamore Tree within TPO group 15/1988. Cutting down of outgrowing tree limb to be pollard to 1.5m in addition to a 20% crown reduction of the overall tree in order for it to be more sustainably managed and minimise risk to life.	Original comments still stand.
S/2020/1382/FUL	14 September 2020	5 Burwell Hill Brackley	Demolition of existing garage, replacement garage/store/utility room, single storey rear lean to extension, external works and upvc cladding to rear.	No objection
S/2020/1390/ADV	14 September 2020	Anglian Water Services Ltd Pumping Station Banbury Road	2 signs non-illuminated for new development coming soon	No objection
S/2020/0953/OUT	14 September 2020	Land To The Rear Of Somerset Turweston Road	Outline application for removal of a cattery and erection of four bedroom house with all matters reserved Amendment details: Restart due to change in description, red line boundary and Cert B served	No objection
S/2020/1422/ADV	15 September 2020	Sainsburys Supermarkets Ltd Wellington Road	Signage scheme - see cover letter for details.	No objection

S/2020/1418/FUL	15 September 2020	31 Pether Avenue	Two Storey Rear Extension	No objection
S/2020/1409/ADV	15 September 2020	Land at Marstons Paisley Pear Public House and Lodge Northampton Road	1 no. internally illuminated totem sign.	No objection
S/2020/1424/FUL	15 September 2020	7 Hill Street	Replacement of wooden windows and doors with UPVC double glazing windows.	Concern expressed relating to house being in conservation area.
S/2020/1440/TPO	18 September 2020	College House High Street	Works to TPO trees (11/1986 and 05/1992) T1 - Cut leaf caucasian elm - Slight cambium dysfunction on limb over drive - Reduce limb by approx 1.5 m to stronger epicormic growth. Remove deadwood over driveway. Remove rubbing limb south side to next functional growth point. T4 - Small leaved lime - Remove major deadwood with potential to impact road / car park. T6 - Redwood - Remove totally dead limbs or shorten limbs to live epicormic growth to manage decline. Tree is likely to be suggested for removal on next inspection if suffering from further decline	No objection
S/2020/1438/FUL	18 September 2020	Land West Of Oxford Road	Single commercial building providing three B1/B8 units with trade counters	Concern about the strength of the bridge.

Application Number	Closing Date	Location	Proposal	Town Council Comments
S/2020/1156/FUL Amended details	28 September 2020	5 Halse Road	Demolition of workshop buildings & construction of 4no dwellings.	
FOR INFORMATION ONLY				
S/2020/1487/TCA		Brackley Park, High Street	Cedar (140) - Remove hanging branch over footpath, Reduce eastern crown by 2.5-6.00 m and shape	Brackley Town Council Application



**South Northamptonshire Local Plan (Part 2)
Adoption Statement**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
TOWN AND COUNTRY PLANNING (LOCAL PLANNING) REGULATIONS 2012
(AS AMENDED) REGULATION 26**

In accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that the South Northamptonshire Local Plan (Part 2) 2011-2029, a development plan document (DPD), was formally adopted by South Northamptonshire Council on 22 July 2020.

The South Northamptonshire Local Plan (Part 2) replaces all of the saved policies of the South Northamptonshire Local Plan (adopted in 1997) and supersedes Policy H2 and Policy H6 of the West Northamptonshire Joint Core Strategy 2011-2029 (adopted in 2014).

The South Northamptonshire Local Plan (Part 2) was subject to examination by an independent inspector appointed by the Secretary of State, Mr G J Fort BA (Hons) PGDip LLM MCD MRTPI, who issued his report on 23 June 2020. The report concluded that, subject to Main Modifications, the Local Plan satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the NPPF. The adopted, final version of the Local Plan contains all the Main Modifications recommended by the Inspector.

A copy of the South Northants Local Plan (Part 2), Sustainability Appraisal (SA) Report alongside the Sustainability Appraisal Post-Adoption Statement in accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, and this Adoption Statement are available on South Northamptonshire Council's website at <https://www.southnorthants.gov.uk/info/65/local-plan-part-2-and-evidence/40/local-plan-part-2/12>

Any person aggrieved by the South Northamptonshire Local Plan (Part 2) 2011-2029 may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the Local Plan is not within the appropriate powers conferred by Part 2 of the Planning and Compulsory Purchase Act and/or a procedural requirement has not been complied with. An application may not be made without the leave of the High Court, and an application for leave must be made (Section 113 (3B)) before the end of the period of six weeks beginning with the day after the adoption of the Plan.

For further information, please contact the South Northamptonshire's Planning Policy and Growth Strategy Team on 01327 322265 or at planpol@southnorthants.gov.uk

Jim Newton
Assistant Director Planning and Economy

23 July 2020