

# Braunston Parish Council

Parish Meeting held in the Scout Den on  
Monday 16<sup>th</sup> June 2015  
Minutes

## Present

In the Chair: Pete Morgan

Mesdames: Ashford, Campbell, Harrison

Messrs: Biggs, Fitzhugh, Mawer, Patchesa & Prat

**Apologies for absence:** Hannah Smith, Graham Newman & Chris Johnson

<b>15.06.22</b>	<b><i>Open forum for Members of the Public</i></b>
	<p>There were 5 members of the public present with regard to planning application DA/15/0415, the residents were from Brindley Quays</p> <p>They put forward their opposition to the above planning application on the following grounds :-</p> <ul style="list-style-type: none"><li>• The site will overlook existing properties and is only 17m away</li><li>• Highway concerns – more traffic and lack of access for emergency vehicles</li><li>• Concerns over plans for trees</li><li>• Concerns over wildlife and bat populations</li><li>• The site is in existing open countryside</li><li>• Overdevelopment in a conservation area</li><li>• The proposed development is not in keeping with pre-existing designs</li><li>• Trees already felled without permission</li></ul> <p>It was also felt that the design statement was inaccurate in section 2.3 and 2.4 namely that the design was not compatible and that the development is not at the entrance to the Wharf nor did it enhance the area.</p>
<b>15.06.23</b>	<b><i>Declaration of Interest</i></b>
	<p>There were none</p>
<b>15.06.24</b>	<b><i>Planning</i></b> <b>DA/2015/0415 The Gables, The Wharf, Braunston, Northamptonshire</b>
	<p>After much discussion it was agreed that the Parish Council would oppose this application on the following grounds</p> <ul style="list-style-type: none"><li>• The area is an established conservation area and this is considered over development within that area,</li><li>• The development is outside the village envelope</li><li>• We therefore consider this proposal to contravene planning policy HS22</li><li>• The Braunston Conservation Plan was drawn up with significant input from the village at the time</li><li>• The development is in open countryside and is adjacent to an existing County wildlife area therefore we feel that this application is against planning policy HS24</li><li>• The development is against the emerging Neighbourhood Plan being drawn up by the village, in particular, the development</li></ul>

	<p>does not meet the required housing development</p> <ul style="list-style-type: none"><li>• The development is not at the entrance to the marina/wharf area and therefore does not enhance that area</li><li>• There are concerns with regard the extra highway movements that would be caused by this development</li><li>• There are concerns over the impact on the trees that are within the county wildlife area and the protection of the canopies that overhang this site. With the trees left as they are, the buildings will be within the existing tree canopy and therefore we feel that there is significant risk of the trees being pruned.</li><li>• This tree line is an important part of the vistas that are available from many parts of the village. There is already evidence that a tree has been felled without permission to make way for this proposal</li><li>• There is a threat to wildlife that is known to use the site (Deer, bats etc.)</li><li>• The PC believe that the existing trees should be protected if not already protected</li><li>• There will be an adverse effect on the heritage of this area of the village, the existing properties are of warehouse style while the elevations presented are not.</li><li>• There will also be a negative impact on the old railway line which is clearly visible during the autumn and winter, this could also impact on the feasibility of the Braunston trail which is at the moment being investigated by NCC/DDC</li><li>• We note that despite notes in the application there are no buses on this side of the village and the nearest route is on the High Street.</li></ul> <p>The opposition to the proposal was unanimous.</p>

Applicant