

BRINGTON & MOLESWORTH PARISH COUNCIL

CHAIRMAN: David Fryatt

Planning Committee Meeting Minutes

11 March 2026 at 6pm

Clerk to the Council: -
Ms Ramune Mimiene

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Present David Fryatt (Parish Council Chair), Gary Rule (Planning Committee Chair), Angie Claridge (Vice Chair), and Chris Huddleston, Parish Councillors.
Ms Mimiene, Clerk
7 members of the public.

OPEN MEETING *Each person wishing to address the council will be allowed to speak for a maximum of 3 minutes subject to the Chairman's discretion. This part cannot be longer than 15 minutes.*

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03/06 To Receive Apologies and Reasons for Members Non-Attendance

Cllr Nola Bowles sent apologies for absence which were accepted.

03/07 Declarations of Interests for Members (Disclosable Pecuniary Interests) – None.

03/08 To approve Planning Committee meeting Minutes from 28th August 2025 meeting

Proposal: Proposed by Councillor CH, seconded by Councillor GR, all in favour and it was RESOLVED that the minutes be accepted and signed as a true record of the meeting. Carried

03/09 To consider new planning Consultations received from HDC:

03/09.1 Permission in Principle for the erection of up to 9 dwellings. Site Address: Land East Of Hill Place Brington. Reference: 26/00179/PIP – received from Hunts DC on Monday 2nd March 2026, comments by 16th March 2026

Residents presented their opinions and concerns regarding this planning application.

Speaker 1 is concerned that if this PIP application is approved, there may be another application, resident asked would that be seen as an extension or something totally separate. Application for up to 9 houses means the developer does not need to incorporate affordable housing. Residents felt they need explanation on some presented points like sustainable transport, as the bus does not even come to the village. Resident had mixed feelings as they were worried what would be on site if this PIP application is refused.

Cllr DF explained that Parish Council cannot speculate what the developer thinks.

Speaker 2 is concerned regarding flooding, as rainwater streams from that field. Comments have been made by Local Lead Flood Authority on the planning portal. Is anyone pushing CB re the Orchard? It is

down to HDC to enforce. HDC enforced once before. Need to wait and see if everything is going to be done.

Cllr DF explained that the Landowner previously in a public meeting suggested giving this field to the village, the promise was withdrawn by their managing director afterwards.

Speaker 3 – lived in the village for over 20 years. Flooding is an issue. In 2011 the application included a shop for the village, linking the paths, orchard, Village Hall and lots of attractive features for rural community which depleted over the years. Thought it was good for the village but never happened. Sceptical of what is going to be proposed will actually happen.

Speaker 4 – That is not infield. It fundamentally changes and alters the view. Concerned re the field below which is owned by somebody else, what will stop people from applying for development there? Once the NP comes in force – it at least makes it harder for new developments to appear.

Cllr GR explained that the NP will be adopted hopefully late summer which is 4 to 6 months away now. Cllr GR explained what PIP means – a of people ignore PIP but once it approved something is going to be built there. There still need to be a full planning application. 9 houses is the most number that can be done on PIP. Once that is in place go to full planning consultation will follow.

Exit and entrance to Brington Road is a concern – the proposed development will cause a lot more traffic on a narrow road without pavements, if development is approved, would be an issue coming in and out.

Cllr GR explained that there is inaccuracy in the planning documents, it says the land is flat, which is not.

Speaker 5 – arrived here from London to forever home, as they chose a quiet place to live, now concerned re traffic and noise. Advice for the developer to finish the orchard and then jump onto another project.

Foul system cannot cope, village flooded, white cottage been flooded before, as it is at the lowest point of the village.

Cllr GR pointed out that when HDC did original Local Plan in 2019 it was proposed that the parish would have maximum of 25 new houses, and now we have 48 collectively already, Parish Council made this point to HDC. Molesworth has none as they are in the conservation area. Tilted balance is explained in the suggested submission to HDC below.

It was explained that the fantastic views form that field. NP is very clear – we are not against planning, but we want affordable houses for people in the village, but they need to be in the right place.

Speaker 6 considers this a sinical application which can be easily manipulated to further development. They bought a house on the basis that the area will not be further developed and there will be an Orchard. Some trees were planted but it was not landscaped. Fencing is not completed. Flooding, drainage and access points are of concern.

The vote was run:

All those in absolute favour of the development – None

Absolute against – 4

All those unsure or abstained - 3

Suggested to put information on social media advising residents to comment.

Some residents of Hill Place received a letter. Others on the Green – did not receive any correspondence re this proposal.

Proposal: Proposed by Councillor AC, seconded by Councillor GR, all in favour and it was RESOLVED to recommend Refusal, please see the full reply in Appendix 1. Carried.

03/10 Date of the next meeting – on the receipt of planning consultations: date and venue to be confirmed

Meeting finished at 7.03pm

These minutes are considered draft until ratified at the next Brington and Molesworth Parish Council or Planning Committee meeting

Date

Chairman: David Fryatt

Appendix 1

26/00179/PIP - Permission in Principle for the erection of up to 9 dwellings Land East of Hill Place Brington – March 2026.

This document sets out BMPC objections to a recent Permission in Principle for the erection of up to 9 dwellings on the Land East of Hill Place, Brington (26/00179/PIP). It should be reviewed noting that the Brington and Molesworth Parish Council Neighbourhood Plan draft has passed Regulation 14 public consultation and is at Regulation 15 stage. Brington and Molesworth are concerned that this proposal will 'prejudice the outcome' of the Neighbourhood Plan making process by predetermining decisions that would otherwise be in the Neighbourhood Plan, which is a high bar to refusing this application. This land in question is not allocated in the emerging HDC draft local plan and we deem it to be 'Local Green Space'.

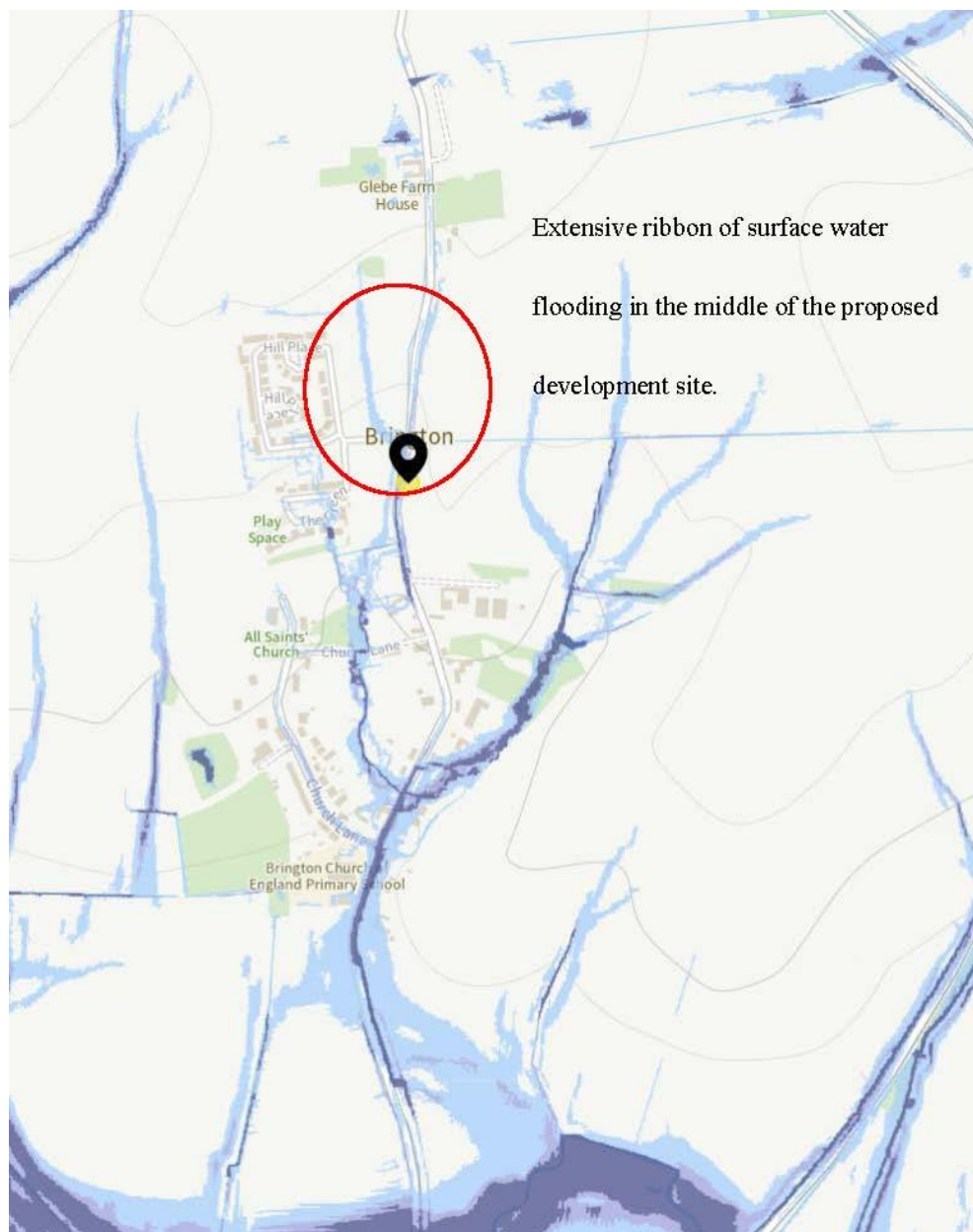
The Land - The land is classified as grade 2 agricultural land and not grade 3. Brington and Molesworth parishioners have requested within their Neighbourhood Plan consultations, that this land should be designated as **Local Green Space**. The land and the field below (Figure 1) are afforded spectacular **Views and Vistas** towards Brington Church (Grade II*), Catworth and Covington villages, which form part of 'The Hundred of Leightonstone'. **This land is mentioned at least twice in the Domesday Book.**



Figure 1- Views & Vistas - View of Brington Church – field above development proposal land. Page 1

Surface Water Flooding

Brington and Molesworth Flood Action Group have raised the issue of this Hill Place field / land flooding many times with Huntingdonshire District Council Development and Cambridgeshire County Council Local Lead Flood. The Planning Statement considerably understates the surface water issues with this site proposal.



Extensive ribbon of surface water
flooding in the middle of the proposed
development site.

National Flood Agency – Surface Water Mapping for Brington

The above National Flood Agency – Surface Water Map for Brington – clearly demonstrates significant surface water flooding can be expected within the proposed PIP development area. In fact, the surface water ribbon runs directly down the middle of the proposal, with further surface water exiting the site on to Brington High Street. **Photographic and video evidence** are available on the BMPC Parish Council website of surface water flooding from this land.

Continued



Surface water flooding emanating from the proposed site, affecting the main public highway.

Contrary to National Planning Policy Framework – December 2024

We believe the development of this land would be contrary to National Planning Policy Framework – December 2024 – particularly Section 14: paragraphs 164, 170, 171, 172, 173-182, Section 15: Conserving and enhancing the natural environment and Section 16: Conserving and enhancing the historic environment.

Contrary to the current Huntingdonshire Local Plan 2036

We also believe the proposal is contrary to the current Huntingdonshire Local Plan and the Draft Huntingdonshire Local Plan to 2046.

The proposal is contrary to the following current Huntingdonshire Local Plan Policies:

- **LP5: Flood Risk - Surface Water**
- **LP6: Waste Water Management**
- **LP9: Small Settlements**
- **LP10: The Countryside**
- **LP15: Surface Water**
- **LP22: Local Services and Community Facilities**
- **LP28: Should NOT be granted as a Rural Exceptions Housing**
- **LP32: Protection of Open Space**
- **LP34: Heritage Assets and their Settings**

LP5: Flood Risk – Surface Water

It can be clearly demonstrated that this land is subject to significant surface water flooding, as noted above. This land visibly ejects surface water on to the public Highway. Brington - High Street public road has been flooded in many locations over the last six years, which has caused at least three buildings, two Grade II listed, to be flooded with surface water and effluent. Cambridgeshire County Council Local Lead Flood are aware of serious surface water flooding and reference should be made to them and in

consultation with the current Cambridgeshire Flood and Water Supplementary Planning Document (SPD).

LP6: Waste Water Management

Despite assurances from Anglian Water, it can be demonstrated via photographic and video evidence that the local sewer network located within Brington High Street cannot cope with current surface water flooding, let alone with the prospect of a further nine homes. Main sewer manhole covers have been lifted by surface water flooding and effluent has been discharged onto the Highway (High Street and Church Lane) and caused backing up of Brington CofE primary school toilets.

Therefore, no further major development within Brington and Molesworth should be considered without a detailed survey of the current waste water management system.

LP9: Small Settlement

Brington is defined by the HDC Local Plan as a Small Settlement.

The proposed site is not within the village built-up area. There is an existing settlement of 56 homes located at Hill Place and The Green. Developers have applied in recent years for permission to increase the Hill Place development. These planning applications have both been rejected by Huntingdonshire District Council as the Planning Authority and The Planning Inspectorate following lengthy appeals by the applicant. Therefore, this application for a further nine dwellings is unwelcome. Specifically referring to Planning Inspectorate Appeal Decision APP/H0520/W/20/3262053 – Land South of Hill Close, Brington, please may we remind you what the Planning Inspector stated:

‘8. Brington is a small, relatively loose knit settlement with a scatter of historic and later buildings around the church and old manor house well to the south of Hill Place / The Green and beyond this same 20th century frontage housing on either side of Church Lane as far as the school. The village is thus not a single, concentrated built-up area but rather groups of housing separated by areas of undeveloped land. The appeal site, by separating Hill Place and The Green with an area of landscaped tree planting as proposed, would complement the built form of the village, whereas the proposal would create an unduly large continuous built-up area out of character with the rest of the village.’

This PIP proposal is trying to achieve the same as previous ‘extension’ planning applications at Hill Place and The Green. This application East of Hill Place / The Green affords similar comment and should be rejected as noted under Appeal Decision - APP/H0520/W/20/3262053.

There is a poor level of available services and minimal infrastructure provision within the Brington settlement. There are no shops, no public house, no village hall, no public transport or street lighting. The addition of the proposal will have a significant effect on the character of the immediate locality and the settlement. Local Plan section 4.107 should be noted. Brington & Molesworth’s draft Neighbourhood Plan which has passed Consultation 14 stage, clearly notes that Parishioners want this land to be kept as Green Space.

LP10: The Countryside

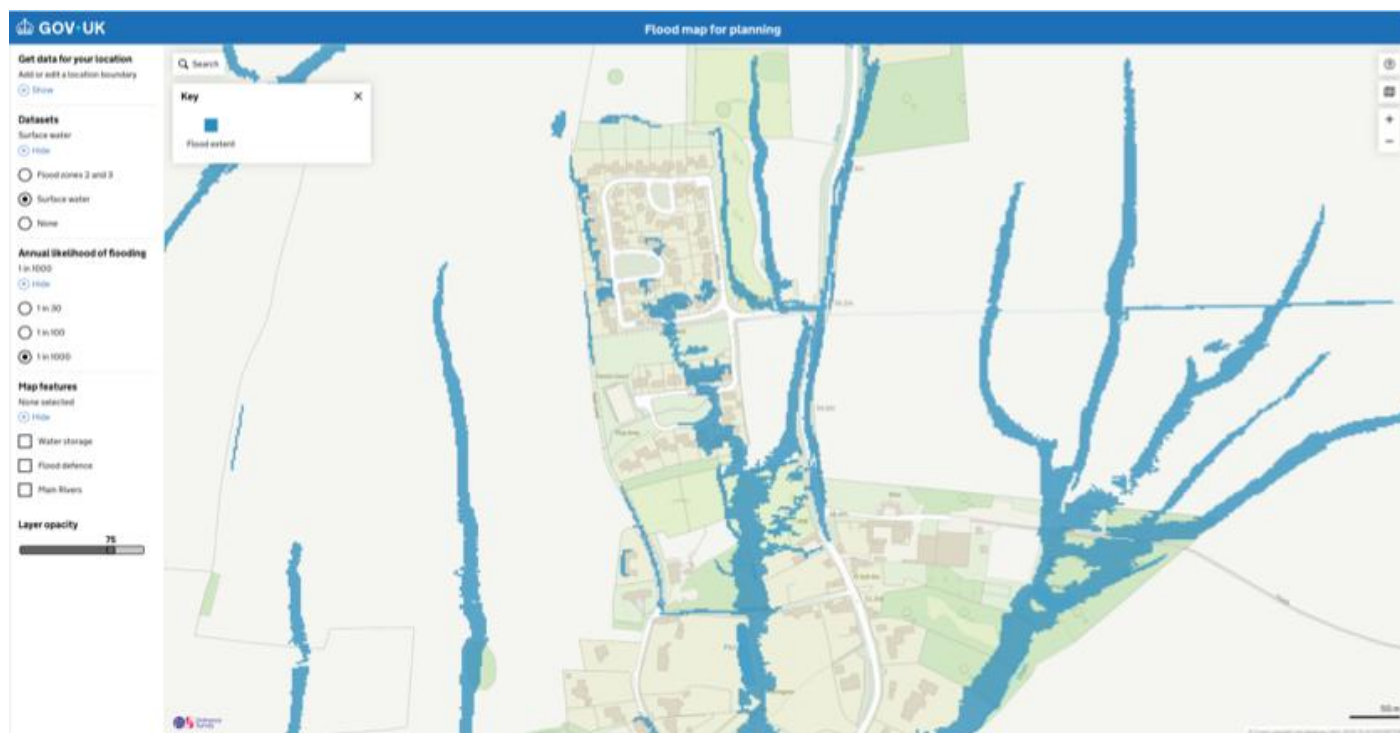
The proposal is contrary to LP10 where all development in the countryside must:

- a) Seek to use land of lower agricultural value in preference to land of higher agricultural value.
- b) Recognise the intrinsic character and beauty of the countryside; and
- c) Not give rise to noise, odour, obtrusive light and other impacts that would adversely affect the use and enjoyment of the countryside by others.

This proposal is therefore contrary to LP10.

LP15: Surface Water

As demonstrated previously (see surface water flood maps) the proposed site is subject to considerable surface water flooding and therefore does not afford itself with the requirements of LP15. It is difficult to see how any surface water mitigation scheme could be devised, as whatever the proposal, the new dwellings will exacerbate the existing surface water problems in lower Brington following the Highway and existing surface water streams, as clearly demonstrated below.



The devastation to lower Brington has been considerable as photographs and videos are available on the Brington and Molesworth Parish Council website under – Flood Action Group.

Continued overleaf..

Surface water flooding of Brington High Street from overflowing streams cascading surface water from north Brington – Hill Place / The Green



LP22: Local Services and Community Facilities

The proposal is contrary to LP22. The proposal is **not** within the Brington built up area, there are no existing facilities within the village. To confirm, that there are no shops, public transport, public houses, health centres, libraries, fuel filling stations or public hall within the parish boundary.

Section 2.2 of applicant's planning statement: the statements in this paragraph are disingenuous. The term "sustainable transport link" is merely a footpath, bridleway or local lane, which may not be practically or safely useable by much of the population if they are young, elderly, disabled or infirm. In the example quoted, from Brington to Old Weston, it is a 1.5 – 1.75 mile walk or cycle along field footpaths and/or B roads and side roads (no pavements, no street lights). There are no public transport links in Brington, and Old Weston's "greater public transport links to Huntingdon..." consists of one bus per weekday to/from Huntingdon and at a time which is of no use for commuting. This is not therefore of notable benefit to the proposed new housing development.

LP28: Rural Exceptions Housing

The current proposal does not comply with LP28 and should not be given over as Rural Exceptions Housing.

LP30 Biodiversity and Geodiversity

The building on green belt land which has been planted for many years with wild grass and kept as a wild meadow will be significantly impacted by any site development. It would be difficult to demonstrate how development of this wild meadow field would yield a biodiversity net gain. It is not possible to demonstrate a public net gain potential from the PIP development, as the loss of coveted views and vistas by parishioners would be considered unacceptable.

LP32: Protection of Open Space

The proposal hugely impacts on Brington Open Space. This field has been noted by the Parish Council and residents, as significant Local Green Space within Hill Place / The Green. Resident completion of the BMPC Neighbourhood Plan questionnaire clearly notes and demonstrates that an overwhelming majority of parishioners believe protection of their Local Green Spaces is paramount. In June 2022 the owner of this land wrote to the Parish Council, and he noted at the time, that he had no plans to develop the field. In a meeting with the landowner, the Parish Council asked the landowner if he would consider giving the land to the parish to be kept as a Local Green Space. At the public meeting, the landowner said that he would consider positively such a proposal. Subsequently, the landowner reneged on this. This land affords exceptional Views and Vistas of Brington Church (GII*) and 'The Hundred of Leightonstone' as previously highlighted (see figure 1). Therefore, the proposal is contrary to LP32.

Local Employment Opportunities

Contrary to the Planning Statement, there are not "a significant number of employment opportunities available on the doorstep of the village". There is little local employment, and specifically RAF Molesworth does not offer local employment opportunities. The staffing of the base is highly specialist international military and government personnel and therefore unlikely to be available to local inhabitants.

Topography

The Planning Statement under 2.9 - Topography suggests the land is relatively flat. This is incorrect. Cambridgeshire County Council Magic Map system clearly notes the topography. The top of the land is at least at 64m above sea level and Hill Place road is at 56.2m above sea level. This indicates a steep inclination of at least 8 metres from top to bottom of the field.

Current Huntingdonshire Local Plan

An indicative housing requirement figure of 25 dwellings was identified by the HDC Local Plan for the period 2011–2036. This figure was based on a proportionate share of the district's overall housing need, considering the characteristics of the parish, its small settlement classification, and its capacity to

accommodate sustainable development. Monitoring data confirms that the parish has already exceeded this figure, 11 years early, with 48 net new dwellings completed between 2011 and 2025!

Brington and Molesworth Neighbourhood Plan (NP) and Housing Needs Assessment Feb 2025

The BMPC Neighbourhood Plan is well advanced and has passed Section 14 public consultation and is at Regulation 15 stage for review by HDC. A Housing Needs Assessment (HNA) has been carried out by AECOM. The HNA was published in February 2025. The HNA notes the requirement for local parish Affordable Housing. The Parish Council welcomes opportunity to review Affordable Housing projects, but this PIP does not suggest the proposal is for any affordable dwellings and therefore does not comply with the BMPC HNA requirements.

Tilted Balance Planning Decisions

The application Planning Statement under section 4.9 and 6.3 notes that HDC has not yet demonstrated a five-year supply of housing. Therefore, they suggest that tilted balance planning, in favour of sustainable development, should be applied to this planning decision. If this is the case, it can be clearly demonstrated that this PIP proposal does not comply with sustainable development and does not outweigh the identified harm and policy conflicts highlighted.