



BARTON SEAGRAVE PARISH COUNCIL
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Minutes of the Planning Committee meeting of Barton Seagrave Parish Council held on Wednesday, 10 September 2025 at Barton Seagrave Village Hall at 6:30pm.

Present: Cllr Robin Carter, Cllr Paul Marks, Cllr Nicola Currall, Cllr Tim Sharman

Ms Clare Wills – Assistant Clerk

Meeting opened at 6:30pm	Actions
<p>2025.18 – Apologies: all in attendance</p> <p>Cllr Nicola Currall opened the meeting welcoming all in attendance from the community</p> <p>2025.19 – Several residents in attendance who offered the following comments: It was explained by a resident to the planning committee that residents of Barton Seagrave have agreed to unite as a community to challenge the Manor Oak application, which is currently at appeal stage. They attended the meeting to request the Parish Council consider providing financial support, noting that legal representation will involve significant costs.</p> <p>It was reiterated from another resident that concerns had already been expressed regarding the potential loss of green space should the Manor Oak development proceed, and that this could result in a lasting change to the character of the village. Residents are keen to save the green space for generations to come.</p> <p>Another resident raised concerns around congestion and how this will ultimately affect the residents, the village and the overall infrastructure. Environmentally, the loss of green space, hedgerows, natural habitats that will impact poorly on wildlife that villagers take care of and have done for many years, some residents have lived in the village over 4 decades and are very keen to protect it from such disruption.</p> <p>Another resident thanked the Parish Council for their continued support and asked that they consider contributing as much as possible financially, noting that a legal representative had been secured and confirmation of costs was awaited. The residents explained that they are pooling thousands of pounds of their own money and have also launched a crowdfunding initiative, demonstrating their full commitment and dedication to the cause.</p>	

2025.20 – Planning applications:

OBJECTIONS

- **NK/2025/0155 - Hanwood Park Hanwood Park Avenue (land to East), Barton Seagrave, NN15 6FT**

Full Planning Permission: Erection of health, fitness and racquets club, including 3 no. weather protected tennis courts, 3 no. padel courts with canopies, 1 no. multi-use games area, 1 no. battle box facility, indoor and outdoor swimming pools, 2-court sports hall, gym and studio facilities, internal spa facilities and external spa garden, child activity area, lounge and food and drink uses, terrace area, together with ancillary facilities, car and cycle parking, servicing, landscaping and associated works.

Comments:

As there isn't a medical surgery within the Barton Seagrave Village it would have been more beneficial for a medical centre giving more access to GP and Dentist appointments more locally. With the size of the health/fitness facility this could have accommodated a small hospital allowing the health needs of local residents to be met.

AW raised concerns around the disposal of water and usage of water with there being 2 x swimming pools within the facility and as a Parish Council we would echo those concerns with AW being the supplier to all residents.

The following boundary concerns:

- Residents living on Hanwood Park Avenue or adjacent housing have concerns of the facility for reasons of privacy how close the court and spa maybe to their properties.
- Outdoor courts for tennis/padel and evening use causes concern for noise and flood lighting that may affect the nearby residents.
- The facility of that scale could cause increased traffic that may affect local roads near the boundary of the site, and risk of overflow parking in nearby streets, ultimately impacting detrimentally on residents.
- A facility of this scale could block views or change the character of the area from what residents currently enjoy.
- Access roads, fences, walls, lighting overall may impact on residents detrimentally.

NO OBJECTIONS

- **25/00863/FUL - 240 Polwell Lane, Barton Seagrave, NN15 5PD**

Full Planning Permission: Change of use from dwellinghouse to care home for up to three individuals

2025.21 – Following the residents' comments at the beginning of the meeting, the Chair categorically informed all in attendance of the Parish Council's position:

- The Parish Council has been, and remains, fully supportive of residents in their challenge to the Manor Oak development.
- For any financial contribution to be considered, the Council will require clear evidence of the need for legal representation, a like-for-like quote to demonstrate value for money, and a formal invoice from the appointed legal team.
- The Chair further stated that Barton Seagrave Parish Council will categorically not take on, nor form any part of, a Rule 6 status in these proceedings.

The residence in attendance verbally agreed to understanding the Parish Council's position, and agreed they would be most grateful for any level of support.	
Meeting closed 7.15pm	