

Minutes of Extraordinary/Emergency Meeting of Brampton Ash Parish Council

Thursday 5th February 2026, 1.00pm, At St Mary's Church, Brampton Ash

Councillors were summoned to attend the above meeting

This meeting was open to members of the public, subject to prescribed regulations where applicable.

Present: Cllr Steve Power, Cllr Nick Bevan, Cllr John Lillie

Clerk to the Parish Council: Liz Evans

Item:		Action by:
53/25-26	Apologies for Absence Apologies were received from Cllr Tom Pentlow due to work commitments.	
54/25-26	Chair's Announcements The meeting was called at short notice due to the Chair's forthcoming commitments and the need to ensure that the meeting was timely and quorate.	
55/25-26	Declarations of Interest: <i>To Receive Disclosures of Personal and Prejudicial Interests from Councillors on Matters to Be Considered at the Meeting.</i> Members are reminded to check their register of interests throughout their term of office and update it whenever necessary at the following link: https://northantscalc.gov.uk/councillor-forms-and-documents There were no declarations of interest.	
56/25-26	Planning Matters: <i>To Consider Matters Relating to the following Planning Application:</i> 25/01748/VAR Variation of condition 6 of NK/2021/0306 in respect of use class The Hermitage Desborough Road Brampton Ash LE16 8GP Details can be found at the following link: https://publicaccess.northnorthants.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=T5Q6X1IULN800 The applicants for planning application NK/2021/0306 seek to overturn the restrictions placed on it by North Northants Council (NNC) by invoking a variation of use classification. The variation seeks to amend the planning application from Class B1: offices and light industry, to Class E d/f/g which is far more wide-ranging and permissive than Class B1. For example: E(d) Indoor sport, recreation, or fitness: This covers gyms and fitness centres, excluding those involving motorised vehicles, firearms, swimming pools, or skating rinks. E(f) Creche, day nursery, or day centre: This is for childcare facilities and day centres for visiting public members.	

E(g) Commercial, Business, and Light Industrial: This category encompasses three types of business uses and generally replaces category B1 which currently applies to the Hermitage premises:

- **E(g)(i) Offices:** For operational or administrative purposes.
- **E(g)(ii) Research and Development:** For product or process R&D.
- **E(g)(iii) Light Industrial:** Industrial processes suitable for residential areas without negative impact.

All supporting images referred to are attached below:

It is noted that the site is currently being advertised as “Suitable for a variety of uses” (**image 1**). A company named Wild Saunas appears to be already operating at the site, as advertised on the internet at

<https://www.instagram.com/wildsauna.club/>

This seems to ignore the already permitted uses and suggests that either the current application is a retrospective one or there is a possible breach of the planning permission that is already in place (**image 2**).

Brampton Ash Parish Councillors consider that the revised planning application deviates very significantly from the original one, to the detriment of Brampton Ash residents, the local highway and the local environment. Councillors, therefore, strongly oppose the revised planning application for the following reasons:

Site Access and Road Safety:

MEC Transport Technical Note states that access into the site will be through improvements to the existing private drive access which serves the industrial units. This statement is misleading: it implies that the site will be accessed solely via the A6/B576 which is only relevant to traffic coming from the A14/A6 direction. It ignores the fact that the site is also accessed from the A427 via Hermitage Road. Hermitage Road initially runs through the main residential area of Brampton Ash and then it becomes a single track that emerges onto the B576/A6 approximately 100 metres from the Hermitage site entrance. (**image 3**) Hermitage Road is, for most of its length, a poorly-maintained single-track lane that is bound largely by hedgerows that are a haven for wild-life. It has no dedicated passing places and is generally in a bad state of repair (**images 4 & 5**). The signs stating ‘Single track road – No passing place for 1½ miles’ and ‘Unsuitable for HGVs’ were knocked down by a vehicle 4 months ago (now reinstated) (**image 6**) and an old stone wall near the entrance to the village was knocked down by a vehicle some time ago (**images 7 & 8**).

Despite its evident shortcomings, Hermitage Road is regularly used by a variety of vehicles travelling between the A427 and the A6 and this traffic contributes significantly to its dangerously worsening state. For reference, on Friday 30th January 2026 Councillor Power and Councillor Bevan witnessed three separate occasions when cars suffered significant damage due to the badly damaged condition of Hermitage Road. There have been other similar incidents since then. On these occasions there were no injuries to drivers or pedestrians but this demonstrates that the issue of road safety must be given serious consideration.

The Landmark Planning Statement says:

“In terms of trip generation, it is expected that there will be a limited increase in peak hour flow for uses E(d) & E(f) compared with E(g) uses”.

Parish Councillors contend that this is no more than an optimistic guess on the part of Landmark Planning: it is not based on valid numbers and additionally, it ignores the impact of evening and weekend use of the proposed sporting facilities. Parish Councillors believe that Landmark’s statement should, therefore be disregarded by the Planning Authority.

North Northants Highways state:

“With regards to the above application, it is noted Crashmap data is used which is not accepted by the authority. The applicant will need to obtain and evidence the most recent 5-year collision data from the Council (contact:

Simon.Mills@kier.co.uk).”

Parish Councillors consider that any data that is not acceptable to the Highways Authority must be disregarded by the Planning Authority.

Hermitage Road already carries an average of 537 vehicular trips per day. These figures are verifiable as they are based on data obtained from the Vehicle Activated Sign on Hermitage Road. The data is available for inspection if required. Any increase in these numbers will inevitably lead to further deterioration in the condition of Hermitage Road and, thereby, increase the threat to the safety of pedestrians, drivers and villagers.

There is no legislation in place to prevent site access via Hermitage Road and any proposed voluntary arrangement would be entirely unenforceable.

Class E(d) Indoor sport: This is for recreation or fitness activities not involving motorised vehicles or firearms.

For guidance, Brampton Ash parish councillors have taken the attendance figures for the nearby Desborough Leisure Centre where Monday – Friday daily attendance = 50-60 and weekend daily attendance = 80-100. The centre operates between 7am and 9pm. The centre is accessible by foot and by public transport. By contrast the Hermitage site, due to its location, is only accessible by private vehicles, there being no public transport. It seems reasonable to suppose that the Hermitage site would wish to operate for similar hours to the Desborough Centre in which case it is fair to assume that a number of vehicles would access the site via Hermitage Road which, as outlined in **Site Access and Road Safety** (above), is entirely unsuitable.

E(f) Creche, day nursery, or day centre: This is for childcare facilities and day centres for visiting public members.

Given that Market Harborough and Desborough both offer a variety of childcare facilities it seems reasonable to assume that the proposed childcare facility would largely serve the populations of villages in the Brampton Ash area. Many of these villages are located in the vicinity of the A427 and it seems likely, therefore, that users would access the facility via Hermitage Road.

Brampton Ash Parish Councillors are opposed to any such increase in road traffic on Hermitage Road for the reasons given in the section **Site Access and Road Safety** (see above).

	E(g) Commercial, Business, and Light Industrial: This category encompasses three types of business uses: • E(g)(i) Offices: For operational or administrative purposes. • E(g)(ii) Research and Development: For product or process R&D. • E(g)(iii) Light Industrial: Industrial processes suitable for residential areas without negative impact. It is noted that the above description equates to permission already given and currently operational at the Hermitage site in accordance with Class B1 Parish Council Decision The clerk was instructed to advise North Northants Council Planning Department as follows: Brampton Ash Parish Councillors unanimously Object to the application for a variation of condition 6, NK/2021/0306 25/01748/VAR for the following reasons: • The impact on highway safety due to an increased amount of road traffic accessing the site via the A427 and Hermitage Road. Hermitage Road is single-track highway which is already in extremely poor condition and any increase in traffic would have a further detrimental impact on it and, therefore, on the residents of Brampton Ash. • The harmful impact on the character and amenity of Brampton Ash, due to increased road traffic which would pose a danger to pedestrians using Hermitage Road. This includes local residents as well as walkers accessing the public footpaths that surround Brampton Ash. • The harmful impact of increased road traffic on the natural environment of Hermitage Road. • There is no apparent evidence of a need for sporting and childcare facilities locally as the area is already well-supplied with both in nearby Desborough and Market Harborough. • There is no legislation in place to prevent site access through Brampton Ash via Hermitage Road and any proposed voluntary arrangement would be entirely unenforceable.	Clerk
57/25-26	Date and Venue of Next Meeting: Monday 9th March 2026, 7.30pm at the parish church.	

Meeting closed at:1.45pm

Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

