



## **Area Planning Committee Thrapston**

**Monday 20 September 2021**

# **Committee Update Report**

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**Committee Update Report**  
**Area Planning Committee (Thrapston) – 20<sup>th</sup> September 2021**  
**Index of Applications for Consideration**

All plans and documents can be viewed using the link [here](#) using the Case Ref. No.

Case Ref. No. and Page No.	Location	Officers Rec.
<p>20/01466/FUL</p> <p>Page 13</p>	<p><b>4 Main Street, Hemington</b></p> <p><u>Updates</u></p> <p>A further objection was received following the completion of the Committee Report, this raised concerns regarding design, highway safety, sustainability, overlooking, privacy, private amenity and overbearing impact. These issues have already been addressed in the report and these comments can be viewed in full on the Council’s website. A second neighbour also resubmitted the comments that they had already made when the application was first received.</p>	<p><b>GRANT</b></p>
<p>NE/21/00954/VAR</p> <p>Page 29</p>	<p><b>20 High Street, Higham Ferrers</b></p> <p><u>Updates</u></p> <p>Officer comment: Further clarification was sought as to the differences between the previous application considered in 2019, for condensers as part of an air conditioning system. The Council’s Environmental Health Officer confirmed that the units then were proposed in a different location on the building, near to flats above the commercial units, and that the decibel level of the units was not specified then, whereas it is now.</p>	<p><b>GRANT</b></p>

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<p><b>20/01154/FUL</b></p> <p>Page 45</p>	<p><b>Home Farm Cottages, Lower Street, Twywell</b></p> <p><u>Updates</u></p> <p>Extension of time agreed until 22 September 2021.</p>	<p><b>GRANT</b></p>
<p><b>20/01155/LBC</b></p> <p>Page 65</p>	<p><b>Home Farm Cottages, Lower Street, Twywell</b></p> <p><u>Updates</u></p> <p>Extension of time agreed until 22 September 2021.</p>	<p><b>GRANT</b></p>
<p><b>NE/21/00926/FUL</b></p> <p>Page 73</p>	<p><b>119 High Street, Rushden</b></p> <p><u>Updates</u></p> <p>Extension of time now agreed until 24<sup>th</sup> September 2021.</p>	<p><b>GRANT</b></p>
<p><b>NE/00542/REM</b></p> <p>Page 91</p>	<p><b>Land Rear of 7-12 The Willows, Thrapston</b></p> <p><u>Updates</u></p> <p>None.</p>	<p><b>GRANT</b></p>
<p><b>NE/21/00677/FUL</b></p> <p>Page 117</p>	<p><b>29 High Street, Stanwick</b></p> <p><u>Updates</u></p> <p><u>Additional Objection Letter</u></p> <p>An additional objection has been received expressing disappointment in the recommendation which is contrary to their views, the views of the Parish Council and the Council's SPD, which states that extensions should be subordinate.</p>	<p><b>GRANT</b></p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 5</p>	<p>Comments are made that the impact from the south west of the site looking towards the church has not been taken into account; and that a neighbouring property (to the southwest) will not be adversely affected) - which they disagree with.</p> <p>Finally, it states that no consideration has been given to the beautiful views of the church from the street/drive, front garden and living room, which will be severely affected by the extension above the garage and will undoubtedly affect the future value of the property.</p> <p><i>Officer response:</i> The material planning matters raised have already been addressed in the report.</p> <p>Paragraph 7.1.5 discusses why the extension is felt to be acceptable despite not being subordinate. A judgement has been made that the design would complement the host property rather than detracting from it, which is in accordance with para. 1.4 of the SPD.</p> <p>7.1.7 discusses the impact on the Church. The loss of a private view or negative effect on the value of properties associated with the loss of a private, non-protected view is not a material planning consideration.</p> <p>7.2.6 considers the impact on No. 35 to the southwest of the site. Due to the distance separation and intervening highway it is not considered that the proposed development would have any adverse impact on the residential amenity of this property.</p>	
<p>NE/21/00906/FUL</p> <p>Page 129</p>	<p><b>Hall Fam, Main Street, Wigsthorpe</b></p> <p><u>Updates</u></p> <p><u>Highways</u></p> <p>On receipt of additional information, Highways have confirmed that anything positioned 1m back from the highway would allow for any signage etc to be positioned and on the basis of the 1 metre offset have no objection.</p>	<p><b>GRANT</b></p>

*Officer response:* The park railing would be set back from the highway and on land within the applicant's ownership. The set back of 1m from the edge of the highway would enable any road signs to be retained or sited. The proposal is considered to be acceptable in terms of highway safety and the recommendation remains for approval.

Additional Objection Letters

In principle don't object to a fence being erected. However, strongly oppose its siting at 1 metre from the road edge. The tree line would be the more sensible position with parking prohibition notices for the verge.

The road from the B662 to the village is a busy single track, with no possibility of even the smallest vehicles passing without one mounting the verge. Harvesters would have no more than 1/2 metre clearance and large trailers already find it difficult to pass without backing up onto the verge or mounting it. Reducing the verge width will exacerbate an existing problem with the possibility of a serious accident. The one passing place is only large enough for smaller vehicles, is not visible from the lane ends, and is often blocked by dog walkers' cars. The fence, in any position, will not prevent dogs going onto farm land and never seen anyone 'picnicking' other than snacking in a car in the passing place.

*Officers response:* The material planning matters raised have already been addressed in the report.

A further letter of objection has been received stating;

As a resident of Wigsthorpe I am disturbed by the planned erection of a park fence only one metre from the lane. This is a single track lane with only one passing place. It is used by the majority of villagers travelling, north or south, onto the A605, being the safest way to access that very busy road. The lane is also used by many very large agricultural vehicles, oil delivery tankers, refuse collection vehicles, school buses etc. The single passing place is in such a position that vehicles have often travelled past it before seeing an oncoming vehicle therefore necessitating pulling on to the grass verge to avoid damage. The verge the other side is very

	<p>narrow ,sloped with many obstacles and has a parallel drainage ditch. On the plan I can see no deviation made to the fence to allow a metre distance around the one and only passing place. If no such deviation is made serious impact would be made on the safety of the passing place. These are some of the practical objections. The other objection is that, should this fence, inadvisably be allowed, to be erected it should not be allowed to “age to rust”, thereby becoming an eyesore on the approach to this pretty Nene Valley hamlet. There would need to be a proper care and maintenance clause included.</p> <p><i>Officers response:</i> The material planning matters raised have already been addressed in the report.</p> <p>With respect of the materials, the fence is proposed to be a steel fence which will rust to an non oxide finish/coating.</p>	
<p>NE/21/00791/FUL Page 139 Page 7</p>	<p><b>Brickworks Farm, Church Street, Hargrave</b></p> <p><u>Updates</u></p> <p><u>Consultee Comment and Additional Condition</u></p> <p>Comments have been received by the Senior Tree and Landscape Officer who states that:</p> <p><i>It may be possible to carry out the upgrades to the entrance off Church Street without significant harm to the trees as they are situated further down, to the west of the track. However it is highly likely that they would be damaged by general construction operations and storage of materials etc. Also this is a risk for the movement of materials to and from the site for demolition and construction operations, and for this reason I suggest a tree protection condition should be included should consent for this application be granted.</i></p> <p>The suggested tree protection condition is denoted below can be imposed should permission be granted:</p> <p><i>No works or development shall take place until a scheme for the protection of the retained trees</i></p>	<p><b>GRANT</b></p>

(5.5, BS5837:2012, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:

- a. a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 4.6 of BS 5837:2012) of every retained tree on site and adjacent to the site access, on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- b. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons to assist with access to the site. All tree works shall be carried out in accordance with BS3998, 2010, Tree work -Recommendations.
- c. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS 5837:2012), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- d. the details and positions (shown on the plan at paragraph (a) above) of any the underground service runs along the access (section 7.7 of BS 5837:2012).
- e. the details of the working methods to be employed with regard to site logistics including , the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures (section 8 of BS 5837:2012).

The erection of tree protection barriers or ground protection for the protection of any retained tree or hedge shall be carried out in complete accordance with BS5837:2012, before any equipment, machinery, or materials are brought on to any part of the site or site access from Church Street for the purposes of development or other operations. The tree protection barriers or ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the tree protection barriers or ground protection is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any tree



*protection area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.*

*Reason: To ensure that the development does not result in any harm to the group of Poplar trees protected by Tree Preservation Order No. 245 (Land South of Pinfold, Hargrave) 2007 alongside the access track to the site from Church Street.*

The application has agreed to the pre-commencement condition.

Additional Conditions

Hours of work

*No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank / Public Holidays unless otherwise agreed with the local planning authority.*

*Reason: To ensure the protection of the local amenity throughout construction works*

No burning

*There shall be no burning of any material during construction, demolition or site preparation works.*

*Reason: To minimise the threat of pollution and disturbance to local amenity.*

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