

## **Area Planning Committee Thrapston**

**Monday 19 July 2021**

# **Committee Update Report**

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## Committee Update Report Area Planning Committee (Thrapston) – 19<sup>th</sup> July 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.
NE/21/00654/FUL Page 11	<b>63 Church Street, Nassington</b>  <u>Updates</u>  None	GRANT
NE/21/00655/LBC Page 17	<b>63 Church Street, Nassington</b>  <u>Updates</u>  None	GRANT
NE/21/00421/FUL Page 23	<b>13 – 19 High Street, Irthlingborough</b>  <u>Updates</u>  <p style="color: red;">On Monday 19<sup>th</sup> July a late representation was received. It was received from a member of the public who has already provided one of the two objections on the application. The matters raised</p>	GRANT

Pages 3

Agenda Item 4

	<p>in the late representation are fundamentally the same as in the earlier representation. For completeness, the matters are addressed below:</p> <ul style="list-style-type: none"> <li>• Laburnum Cottage and Blacksmith Cottage are separated from the application site and are to the east of St Peter's Way. It is considered there would be no detrimental impact on the setting of these buildings;</li> <li>• No. 7 High Street is not listed as a 'positive building' on the Irthlingborough Conservation Area Townscape Appraisal Map (ICA TAM);</li> <li>• No. 9 High Street is identified as a 'Positive Building' on the ICA TAM. The addition of a flat roofed second floor would add around 2.4m to the building, but for the reasons set out in the report the relationship with the adjacent property and surroundings is considered to be beneficial to the character of the area;</li> <li>• The matter of access is addressed in full in the report and the Inspectorate's Appeal Decision from May 2020, relating to six flats, was accepting of the proposed access arrangements. The cumulative impacts are considered in the report;</li> <li>• The emerging plan is addressed in the report.</li> </ul>	
<p>NE/21/00558/FUL</p> <p>Page 43</p>	<p><b>55 Butts Road, Raunds</b></p> <p><u>Updates</u></p> <p>None</p>	<p><b>GRANT</b></p>
<p>NE/21/00394/FUL</p> <p>Page 53</p>	<p><b>91 Main Road, Collyweston</b></p> <p><u>Updates</u></p> <p>None</p>	<p><b>GRANT</b></p>

<p>NE/21/00507/FUL</p> <p>Page 73</p>	<p><b>28 Nene Valley Business Park, Oundle</b></p> <p><u>Updates</u></p> <p>Condition 5 to be added – this was accidentally missed off the report and the condition will read:</p> <p><i>No CCTV camera or image capturing equipment shall be installed on any part of the crane.</i></p> <p><u>Reason:</u> <i>To ensure the privacy of adjacent residents is maintained.</i></p>	<p>GRANT</p>
<p>20/01019/FUL</p> <p>Page 87</p> <p>Pages 5</p>	<p><b>Manor Farm, High Street, Twywell</b></p> <p><u>Updates</u></p> <p><u>Neighbour representation</u></p> <p>One further representation from a local resident who had also commented earlier in the process. Comments are:</p> <p><i>“The updated document shows the boundary and paddock area in yellow. All are outside the village boundary. Further to this why would paddocks need to be within the village boundary. Other applications with walled boundary have not been granted village boundary status. Are developers receiving special treatment?”</i></p> <p>The plan showing garden and paddock areas is specifically to avoid ambiguity and additional encroachment of residential curtilage (over and above that already proposed in the scheme) into open countryside in future. Condition 22 covers this. On other matters raised, these are addressed in the report. All applications are to be determined on their own planning merits.</p> <p><u>Suggested additional condition – Joinery details</u></p>	<p>GRANT</p>

	It is suggested to include the condition for joinery details (proposed as condition 2 on the linked application 20/01020/LBC) on this application instead of on the listed building consent scheme. This would streamline the condition process for the applicant as all conditions requiring further information or discharge would all be on the FUL application instead of being split between the FUL and LBC applications.	
20/01020/LBC  Page 107	<b>Manor Farm, High Street, Twywell</b>  <u>Updates</u>  <u>Suggested deletion / moving of condition – Joinery details</u>  It is suggested to delete condition 2 and move it to application 20/01019/FUL as explained above.	<b>GRANT</b>
NE/21/00033/FUL  Page 117	<b>11 Chainbridge Court, Thrapston</b>  <u>Updates</u>  None	<b>GRANT</b>
NE/21/00625/FUL	<b>Dovedale, East Road, Oundle</b>  <u>Updates</u>  None	<b>GRANT</b>

Page 6