



Area Planning Committee Thrapston

Wednesday 3 August 2022

Committee Update Report

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Committee Update Report Area Planning Committee (Thrapston) – 3rd August 2022 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>NE/22/00676/FUL</p> <p>Page 13</p> <p>Page 3</p>	<p>9 George Street, Higham Ferrers</p> <p><u>Updates</u></p> <p>Further comments received from Higham Ferrers Town Council and a local resident. Comments summarised as follows:</p> <ul style="list-style-type: none"> • Request that plans be posted; • Requested an extension of time to object; • Requested additional dimensions; • Concerns with the electrical installation within the pergola and garden room; • Concerns with materials used; • Concerns with the previous Planning Enforcement case and outcome; • Disagree that the structure should be described as a “pergola”; • Garden room does not meet building regulations; and • Questioned the previous invalid application and transfer of the fee. <p>Officer response: All of the above comments / concerns have been recognised and addressed in the subsequent email response (sent to the neighbour on 14.06.22) and the Committee report. The objector has received separate correspondence from the Planning Enforcement team (sent</p>	<p>GRANT</p>

	<p>on the 01.07.22) to clarify the outcome of the previous enforcement case which was signed off by the senior enforcement officer at the time as not expedient to pursue with an instruction to submit a retrospective application for planning permission.</p> <p>Additional email received on the 31.07.22 in response to the Committee report summarised as follows:</p> <ul style="list-style-type: none"> a) Disagreement that the structure should be defined as a “pergola”; b) The application does not comply with Building Control regulations; c) Concerns that the main sewage pipes have been concreted over; d) Disagreement that the pergola is an extension of the existing mono-pitch roof; e) Disagreement that the materials are sympathetic / appropriate given the context of the site; f) The proposal does not comply with policies HF.DE1 of the Higham Ferrers Neighbourhood Plan, 8 (d) (i) and (ii) of the JCS, paragraph 134 of the NPPF, the National Design Guide or the Householder Extensions SPD; and g) Inaccurate plans showing the raised patio as existing prior to development and the resulting negative impact on amenity. <p>Officer response: Points a-f are addressed throughout the Committee report and do not raise any new concerns.. In regard to point ‘g’, the plans have been taken at face value and are presumed to be correct. Nonetheless, as highlighted in paragraph 7.2.4, <i>“In any case, the structure includes obscured plastic panels which lessen any direct overlooking implications”</i>.</p> <p>The Committee presentation / slides have been updated (since they were circulated to the Members) to include a plan (submitted by the agent on 28.07.22) evidencing the 60-degree angle from the first-floor windows of the neighbouring properties.</p>	
<p>NE/21/01742/OUT Page 23</p>	<p>28 Wymington Road, Rushden</p> <p><u>Updates</u></p> <p>Additional suggested condition:</p>	<p>GRANT</p>

During construction of the development hereby approved, there shall be no movements to or from the site by HGV's or in association with any deliveries between the hours of 08:45 to 09:30 and 14:45 to 15:30 on days during term time for South End Infant School, Rushden. Vehicles must enter the site immediately and must leave the site in a safe and controlled manner. The public highway shall not be used as a holding area for deliveries.

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

Queries raised at the committee site visit are addressed below:

Clarification of parking dimensions: the space shown for the additional parking area for no. 28 measures 5.98m x 6m

What was the hardstanding in the garden previously used for / what is underneath it?
The Applicant has advised it is simply block paving without anything underneath.

Are the LHA aware of the zebra crossing when providing their response?
Since the site visit the LHA have been emailed to ask directly about the zebra crossing. No response has been received. However, as the LHA have access to the same documents and information about the site and surroundings, it is expected they are aware.

Can the drop kerb be extended? Will the dropped kerb be extended?
The Applicant has advised a widening of the dropped kerb will be sought to serve the widened access. This process would involve the Applicant applying to the LHA.

Purpose of the 'zig-zag' lines for zebra crossings
The Highway Code states that these are to indicate that there is to be no parking or overtaking in this area. There is no indication that an access point can be within the zig-zag area.

Extent of tree works on boundary
The submitted Tree report indicates there would be some works including the reducing of the crown spread by 2m of tree 'T9'. Extract included on the presentation.

<p>NE/21/01333/OUT</p> <p>Page 43</p> <p>Page 6</p>	<p>113 Wellingborough Road Rushden</p> <p><u>Updates</u></p> <p>An informative note would be added to the Decision Notice regarding the provision of an electric vehicle charging point should permission be granted.</p>	<p>GRANT</p>