



Area Planning Committee Thrapston

Wednesday 23 November 2022

Committee Update Report

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Committee Update Report Area Planning Committee (Thrapston) – 23rd November 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/22/00816/FUL</p> <p>Page 9</p> <p>Page 3</p>	<p>3 Main Street, Woodnewton</p> <p><u>Updates</u></p> <p>The existing dwelling has four bedrooms and the proposal will increase this to five bedrooms. The Northamptonshire Parking Standards (2016) require dwellings with four bedrooms or more to have three off-road parking spaces. The existing off-road parking space to the front and side of the dwelling provides a minimum of three parking spaces. The proposed off-road parking provision is in line with these standards, and as such, is considered acceptable.</p> <p>Clarification of footprint</p> <p>The proposed (retrospective) applications footprint is 8.329 metres in length, 6.348 metres in width and 6.747 metres in height. The previously approved footprint on application 19/02000/FUL was 8.329 metres in length 6.348 metres in width and 6.747 metres in height. The same footprint.</p>	<p>GRANT</p>
<p>NE/22/00867/FUL</p> <p>Page 3</p>	<p>31 Main Street, Woodnewton</p> <p><u>Updates</u></p>	<p>GRANT</p>

Agenda Item 7

Clarification has been sought regarding the demolition of an existing structure. The proposal seeks to demolish a portal framed agricultural style building which currently occupies part of the site. It was previously used in relation to the market garden business which operated from the site. This building is mentioned at paragraphs 2.1 and 3.3 of the Committee Report.

Clarification has been sought regarding the refusal reasons for the previous application: This is a re-submission of application reference NE21/00970/FUL which was refused planning permission on the grounds of design, heritage impact and ecology. Details of the refusal reasons can be found on the Council's website [here](#).

This resubmission addresses the previous refusal reasons by proposing a sympathetically designed dwelling with a revised footprint, a reduction in the amount of glazing to the front elevation and sympathetic materials which better relate to the character of the area and the nearby heritage assets.

The Council's Ecology Advisor is satisfied that the ecology reports submitted with the application are acceptable. Conditions have been recommended to secure a detailed scheme of landscaping and a construction environmental management plan in this regard.

Further clarity has been sought regarding the heritage impact on the Listed Building at 31 Main Street.

The site is currently an open and under-utilised parcel of land within the centre of the village and within the setting of the Grade II Listed building which was formerly occupied by the owner of a market garden business which operated from the site. As the business activities have ceased, the site currently appears barren and unkempt and is in contrast to the surrounding sites which provide residential accommodation within an agricultural style setting.

It is the Officer's opinion that the re-development of this under-utilised part of the site, to provide a sympathetically designed dwelling, would enhance the setting and significance of the Listed Building and wider site.

It has been noted that there are two conditions listed as number 12. This will be corrected on any issued decision notice.

It has been noted that paragraph 7.5.4 of the report states that the Local Highway Authority require the first 10 metres of the access to be surfaced in a hard-bound material.

This should read that LHA require the first 5.5 metres to be surfaced in a hard-bound material and therefore the wording for condition 14 is correct.

A query has been raised as to whether the proposed dwelling is provided with adequate parking spaces. The parking standards require three spaces are to be provided for a dwelling with four or more bedrooms. A double garage is counted as one parking space and there are two vehicle spaces shown to the front of the garage (there is also a large area indicated as 'hard bound granular drive'). As such several more vehicles than the minimum of three could be accommodated.

A query has been raised regarding bin storage and presentation for the existing and proposed dwellings. A bin storage area is shown to the side of the proposed new dwelling. 'The Cottage' and number 31 Main Street are in the blue line and therefore outside of the red line location plan for the proposed new dwelling that we are considering.

The Council's Waste Team has confirmed that the waste containers would need to be presented at the kerbside on collection day, as is the case with all of the neighbouring properties, as the collection vehicles do not enter private drives.

A query has been raised regarding whether the space is adequate to allow a vehicle to reverse out of the parking spaces associated with 'The Cottage'. The distance between the parking space and the site boundary would be sufficient to allow vehicles to reverse out.

A query has been raised asking whether there are any issues with emergency vehicles accessing the site. Emergency vehicles would be able to access the site and turn within the driveway of the proposed dwelling if required. The proposal utilises an existing access and it is the Officer's view that it is acceptable in this regard.

A query has been raised regarding whether passing places can be provided. The access is existing and currently serves the two existing dwellings. Whilst the access would not be wide enough to allow for vehicles to pass, the drive remains private and the Local Highway Authority has raised no objections to this as the use of the access is not considered to intensify given the single residential use rather than a mix of residential and commercial. This point has been considered when coming to a conclusion to recommend approval and it is felt that the access is fairly straight and any vehicles leaving the proposed dwelling would have a clear view of vehicles turning into the access and could wait to allow vehicles to enter the site.

A query has been raised to clarify whether adequate visibility splays can be provided. The access does not meet current standards in terms of visibility and is flanked by the existing dwelling at number 31 and the boundary wall which is acknowledged in the committee report at paragraph 7.5.5. The Local Highway Authority has not raised an objection and their observations and comments have been noted. The access is existing and currently serves the two dwellings known as 'The Cottage' and 31 Main Street. As stated in the report, the wider site (including the existing portal framed building) was previously used as a market garden business which is also covered at paragraph 7.5.5. Therefore, the proposal for the access to purely serve three residential dwellings rather than two dwellings and a business would improve the situation as it would represent a reduction in vehicle movements and reduce conflict between domestic vehicles and goods vehicles / customers vehicles.