

Minutes of a meeting of the Area Planning Committee Thrapston

At 7.00 pm on Monday 18th October, 2021

Held in the Council Chamber, Cedar Drive, Thrapston

Present:

Councillor Jennie Bone (Chair)	Councillor Gill Mercer (Vice Chair)
Councillor Wendy Brackenbury	Councillor Kirk Harrison
Councillor Bert Jackson	Councillor Barbara Jenney
Councillor Dorothy Maxwell	

32 Statement by the Chair on site visits

The Chair made the following statement:

“The Chairs and Vice-Chairs of the Area Planning Committees (APC) held an informal meeting with senior officers on Thursday last week to consider the progress made to date on APCs.

The arrangements for site visits were discussed as part of the meeting. Following legal opinion on the draft site visit procedures that was received last week, it was determined that further research was needed on site visit procedures to ensure sufficient protection at planning appeals. This procedural research covers areas such as whether it is a requirement for all Members of the APC to attend site visits in order to partake in the APC debate and the timing of the meetings. As you know, each of the sovereign authority teams undertook the process in slightly different ways and rules for moving forward will need to be agreed by Members. Council officers will ensure that best practice will come forward to be considered by Standards and Democracy Committee and ultimately full Council, and it will take a little longer to finalise the final outcome.”

33 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Annabel de Capell Brooke, Roger Powell, Geoff Shacklock and Lee Wilkes. Councillors Wendy Brackenbury and Bert Jackson attended as substitutes.

34 Members' Declarations of Interests

Councillors	Application	Nature of Interest	DPI	Other Interest
Wendy Brackenbury	20/01343/FUL Land Rear of 57 High Street, Twywell	Had been appointed as Chair of Twywell Parish Council		Yes (abstained from voting)
	NE/21/01186/FUL 27 Webb Road, Raunds	Was a member of Raunds Town Council Planning		Yes

		Committee		
Kirk Harrison	NE/21/00901/OUT & NE/21/00902/OUT Land Adjacent Brook Farm Cottage, Brooks Road, Raunds	Was a member of Raunds Town Council Planning Committee and had voted on these applications previously.		Yes (left meeting for the two applications)
Barbara Jenney	NE/21/00784/FUL Land to the Rear of 23-25 St Marys Avenue, Rushden and 20/01712/FUL 166 Avenue Road, Rushden	Speaker was known to her.		Yes

35 Informal Site Visits

Councillor Jennie Bone declared that she had visited all of the sites on the agenda.

Councillor Bert Jackson declared that he had visited 1 Grimmer Walk, Irthlingborough (NE/21/01093/FUL) and Land to the Rear of 23-25 St Marys Avenue, Rushden (NE/21/00784/FUL)

Councillor Dorothy Maxwell declared that she had visited all of the sites on the agenda.

Councillor Gill Mercer declared that she had visited Land Rear of 57 High Street, Twywell (20/01343/FUL), 27 Webb Road, Raunds (NE/21/01186/FUL), Land Adjacent Brook Farm Cottage, Brooks Road, Raunds (NE/21/00901/OUT & NE/21/00902/OUT).

36 Minutes of the meeting held on 20th September 2021

The minutes of the meeting held on 20 September 2021 were approved as a correct record.

37 Public Speakers

The following people spoke on the items as indicated:

- NE/21/01093/FUL 1 Grimmer Walk, Irthlingborough – a representative of Irthlingborough Town Council.
- 20/01343/FUL Land Rear of 57 High Street, Twywell – an objector and the applicant.
- NE/21/00405/FUL OP4518 SP9694 Blatherwycke Road, Bulwick – a representative of Bulwick Parish Council and the Agent.
- NE/21/00784/FUL Land to the Rear of 23-25 St Marys Avenue, Rushden – a representative of Rushden Town Council.
- 20/01712/FUL 166 Avenue Road, Rushden – a representative of Rushden Town Council and the applicant.

- NE/21/00901/OUT Land Adjacent Brook Farm Cottage, Brooks Road, Raunds – the Agent.
- NE/21/00902/OUT Land Adjacent Brook Farm Cottage, Brooks Road, Raunds – the Agent.

38 **Applications for planning permission, listed building consent and appeal information**

The Committee considered the planning applications report and representations made by public speakers at the meeting. It was noted that there was additional information on the applications included in the update sheet.

(i) NE/21/01093/FUL – 1 Grimmer Walk, Irthlingborough

The Committee considered an application for the erection of a two-storey extension to the rear of the dwelling with a pitched roof. The application had been brought to the Committee as there had been an objection from Irthlingborough Town Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(ii) 20/01343/FUL – Land Rear of 57 High Street, Twywell

The Committee considered an application for the erection of a new detached dwelling and associated landscaping works. The application had been brought to the Committee as there had been an objection from Twywell Parish Council and more than three representations had been received from nearby residents.

During the debate on the application, Members stated that they believed that visibility exiting the site was good in both directions and the development would not impact on the village scenery. It was also noted that within the draft Local Plan Part 2, the development would no longer be outside of the village boundary. Members sought clarification as to why in previous planning applications it was not acceptable for more than five dwellings to use a private driveway but in this application six dwellings was seen as acceptable.

In response to the issues raised, the Planning Officer advised that in relation to six dwellings using a shared driveway, that was a former County Council policy to ensure that the access was fit for purpose. In this case, Highways had not objected to the application.

It was proposed by officers that a pre-commencement condition be included for a Tree Protection Plan and Method Statement and this would need to be agreed with the applicant before any permission was issued.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report, update sheet and that the applicant agrees the use of the pre-commencement condition for a Tree Protection Plan.

(iii) NE/21/01186/FUL – 27 Webb Road, Raunds

The Committee considered an application for a single storey front and side extension and two storey rear extension. The application had been brought to the Committee as there had been an objection from Raunds Town Council.

During the debate on the application, Members sought confirmation as to whether the window would have a direct line of sight into the adjacent flats.

In response to the issues raised, the Planning Officer confirmed that the flats were an acceptable distance away from the property and were at a slightly higher level.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(iv) NE/21/00405/FUL – OP4518 SP9694 Blatherwycke Road, Bulwick

The Committee considered an application for the erection of two detached dwellings. The application had been brought to the Committee as there had been an objection from Bulwick Parish Council and more than three objections.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(v) NE/21/00784/FUL – Land Rear of 23-25 St Marys Avenue, Rushden

The Committee considered an application for the erection of a new detached dwelling and associated landscaping works. The application had been brought to the Committee as there had been an objection from Rushden Town Council.

During the debate on the application, Members raised concerns at fire safety at the proposed dwelling due to the narrow nature of the lane and the ability of emergency vehicles to access it. Members stated that the problems which were associated with this and earlier applications should have been highlighted when the first application had been considered. The lack of lighting was also highlighted, along with surface water flooding and possible damage to the listed wall. This was one of a number of applications to erect a dwelling in a rear garden and more were likely to come forward, would the new authority be able to look at the cumulative impact of these types of dwelling in the future?

In response to the issues raised, the Planning Officer confirmed that one of the conditions required the installation of a fire suppression system. As the road was not adopted, lighting could not be conditioned, and the issue of surface water would be a civil matter. Due to the condition of the road, the Highways Authority would not adopt it. The listed wall could not be protected as part of this application but any damage to the wall would have to be repaired.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(vi) NE/21/01085/FUL – 25 Russell Way, Higham Ferrers

The Committee considered an application for a single storey rear extension and loft conversion with a rear dormer. The application had been brought to the Committee as there had been an objection from Higham Ferrers Town Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(vii) 20/01712/FUL – 166 Avenue Road, Rushden

The Committee considered an application for the part demolition and conversion of existing storage barn to support the erection of a residential annexe ancillary to the main dwelling. The application had been brought to the Committee as there had been an objection from Rushden Town Council.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report.

(viii) NE/21/01194/FUL – 137 Huntingdon Road, Thrapston

The application had been withdrawn from the Committee agenda as Thrapston Town Council had withdrawn their objection and as such the application would now be delegated to officers to determine as per the Council's Scheme of Delegation.

Councillor Kirk Harrison left the meeting for the following two items and did not return.

(ix) NE/21/00901/OUT – Land Adjacent Brook Farm Cottage, Brooks Road, Raunds

The Committee considered an application for outline permission for the erection of two dwellings. All matters reserved – resubmission of 19/01633/OUT. The application had been brought to the Committee as there had been an objection from Raunds Town Council and more than three objections.

During the debate on the application, Members noted that as the original refusal reason had now been addressed it would be difficult to refuse this application as the previous refusal reason could no longer be sustained. It was proposed that condition 11 be expanded to ensure that vehicles left the site in a forward gear.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and the following:

- Additional reference to the need for turning space within the site to allow egress in a forward gear to be added to condition 11 (parking).

- An informative to suggest that there is a minimum of 10 meters between the access for the application site and the existing access to the adjacent farm/animal sanctuary.

(x) **NE/21/00902/OUT – Land Adjacent Brook Farm Cottage, Brooks Road, Raunds**

The Committee considered an application for outline permission for the erection of five dwellings. All matters reserved – resubmission of 19/01630/OUT. The application had been brought to the Committee as there had been an objection from Raunds Town Council and more than three objections.

During the debate on the application, Members noted that as with the previous application the original refusal reason had now been addressed. It was proposed that condition 12 be expanded to ensure that vehicles left the site in a forward gear and that condition 18 in this application be substituted with the wording of the same condition in the previous application.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report and the following:

- Additional reference to the need for turning space within the site to allow egress in a forward gear to be added to condition 12 (parking).
- To substitute the wording of condition 18 of 21/00902/OUT for the more tightly worded condition 18 of 21/00901/OUT.
- An informative to suggest that there is a minimum of 10 meters between the access for the application site and the existing access to the adjacent farm/animal sanctuary.

39 Close of Meeting

The meeting closed at 21.40pm.

Chair

Date