

Minutes of the Area Planning Committee Thrapston

Held at 7:00 pm on Monday 20 December 2021 in the Council Chamber, Cedar Drive, Thrapston

Present:-

Members

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

Officers

Carolyn Tait (Planning Development Manager)
 Martyn Swann (Principal Planning Manager)
 Dean Wishart (Principal Development Management Officer)
 Ian Baish (Development Management Officer)
 Jacqui Colbourne (Development Management Officer)
 Emma Granger (Senior Planning Lawyer)
 Fiona Hubbard (Senior Democratic Services Officer)
 Louise Tyers (Senior Democratic Services Officer)

40 Apologies for non-attendance

It was noted that apologies for absence had been received from Councillors Annabel de Capell Brooke and Geoff Shacklock. Councillors Wendy Brackenbury and Bert Jackson were attending as substitutes.

41 Members' Declarations of Interest

The Chair invited those who wished to do so to declare interests in respect of items on the agenda.

The following declarations were made:

Councillors	Application	Nature of Interest	DPI	Other Interest
Kirk Harrison	NE/21/01272/FUL Napleton Lodge, Station Road, Raunds and NE/21/01134/FUL 33 Kelmars Avenue, Raunds	Member of the Raunds Town Council Planning Committee but did not vote on these items when considered by that Committee.		Yes
Barbara Jenney	NE/21/01375/FUL 28 College Road, Irthlingborough	Knows one of the speakers.		Yes

Bert Jackson	NE/21/01375/FUL 28 College Road, Irthlingborough	Knows one of the speakers.		Yes
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Councillor Lee Wilkes advised that in relation to application NE/21/01375/FUL - 28 College Road, Irthlingborough, a letter had been submitted by the applicant's agent stating that he had spoken as a member of the public at the meeting when the previous application had been considered. This was not correct as he was a member of the previous Planning Management Committee and would have spoken as a Committee member. The letter also stated that a complaint had been submitted to the Authority about him following the last Committee, and Councillor Wilkes wished to confirm that no complaint had been submitted.

42 Informal Site Visits

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

Councillor Dorothy Maxwell declared that she had visited Napleton Lodge, Station Road, Raunds (NE/21/01272/FUL), 2 Orchard Lane, Woodnewton (NE/21/00994/FUL), 33 Kelmarsh Avenue, Raunds (NE/21/01134/FUL), Hargrave Lodge Farm, Shelton Road, Hargrave (20/00990/FUL) and 28 College Street, Irthlingborough (NE/21/01375/FUL).

Councillor Kirk Harrison declared that he had visited 28 College Street, Irthlingborough (NE/21/01375/FUL).

43 Minutes of the meeting held on 18 October 2021

RESOLVED:-

That the minutes of the Area Planning Committee held on 18 October 2021, be confirmed as a correct record and signed.

44 Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report and noted any additional information on the applications included in the Committee Update Report.

(i) Planning application NE/21/01272/FUL – Napleton Lodge, Station Road, Raunds

The Committee considered an application for the construction of a garage.

The Planning Development Manager presented the report which detailed the amended plans, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair invited the Committee to determine the application.

Councillor Lee Wilkes clarified that Raunds Town Council had submitted an objection to the application in support of the original objection from the Local Highways Authority (LHA). Now that the LHA had waived their objection, the Town Council no longer had any concerns.

It was proposed by Councillor Gill Mercer and seconded by Councillor Bert Jackson that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons) numbered in the report.

(ii) Planning application NE/210994/FUL – 2 Orchard Lane, Woodnewton

The Committee considered an application for a change of use from agricultural use to mixed agricultural and equine use.

The Development Management Officer presented the report which detailed the proposal, description of the site, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Gill Mercer and seconded by Councillor Wendy Brackenbury that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons) numbered in the report.

(iii) Planning application – NE/21/01134/FUL – 33 Kelmarsh Avenue, Raunds

The Committee considered an application for the conversion of a garage to a habitable room ancillary to the existing dwelling.

The Development Management Officer presented the report which detailed the proposal, description of the site, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair invited the Committee to determine the application.

Members noted that there was a condition on the original estate development which prevented garages being converted to habitable rooms and clarification was sought as to whether that condition was still in place. In response, officers confirmed the original condition covered the whole development and not individual plots. Any future applications to do the same would need to be considered on their own merits.

It was proposed by Councillor Wendy Brackenbury and seconded by Councillor Gill Mercer that planning permission be granted.

On being put to the vote, there were 5 votes for the motion and 2 against, therefore the motion for approval was carried.

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons) numbered in the report.

(iv) Planning application – NE/21/00320/FUL – Mill House, 18 Latham Street, Brigstock

The Committee considered an application for the levelling of a garden pond and associated drainage works (retrospective application).

The Development Management Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report.

A request to address the meeting had been received from the applicant Max Marsden and the Committee was given the opportunity to ask questions for clarification.

The applicant addressed the Committee and stated that the property was his family home and the pond was dangerous for his children when in the garden and so he had looked to make the garden safe. He had taken advice on various aspects of the work but was not aware that planning permission was required and this was due to his lack of understanding of the process.

The Chair then invited the Committee to determine the application.

It was noted that the Principal Conservation Officer had objected to the application as they believed that the removal of the pond caused harm to the setting. Officers clarified that the pond had been seen as significant to this and a neighbouring property, but it now served no purpose and the level of harm was seen as less than substantial. A flood risk assessment had been

submitted as part of the application and the Environment Agency had stated that the work had improved the flood risk situation.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Dorothy Maxwell that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons) numbered in the report and the updated condition 2 on the Committee Update Report.

(v) Planning application – 20/00990/FUL – Hargrave Lodge Farm, Shelton Road, Hargrave

The Committee considered an application for the erection of a building for storage of light aircraft and hay and use of a field as grass landing strip.

The Principal Development Management Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report and the resolution of flooding/drainage matters.

A request to address the meeting had been received from the applicant Anthony West and the Committee was given the opportunity to ask questions for clarification.

Mr West addressed the Committee and advised that the application had been submitted in August 2020 and he had been working proactively with the Local Planning Authority to proceed since then. There would be no commercial aspect to the development, and it was solely for him to fly his vintage plane.

In response to Members questions on how fuel would be stored on the site, Mr West confirmed that no fuel would be stored and any refuelling would take place at other aerodromes.

The Chair then invited the Committee to determine the application.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Bert Jackson that authority be delegated to the Director of Place and Economy to grant planning permission, subject to conditions once matters of flooding/drainage are resolved. In the event that these matters cannot be resolved, planning permission can be refused under delegated powers.

On being put to the vote, the motion was unanimously carried.

RESOLVED:-

That authority be delegated to the Director of Place and Economy to grant planning permission, subject to conditions once matters of flooding/drainage are resolved. In the event that these matters cannot be resolved, planning permission can be refused under delegated powers.

(vi) Planning application – NE/21/01375/FUL – 28 College Street, Irthlingborough

The Committee considered an application for erection of a three-bedroom detached dwelling including, highway access/parking and amenity space (Re-submission of 20/201196/FUL).

The Principal Development Management Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report.

Requests to address the meeting had been received from Councillor Caroline Cross of Irthlingborough Town Council and Jon Sidey, agent for the applicant and the Committee was given the opportunity to ask questions for clarification.

Councillor Cross addressed the Committee and stated that the applicant had demolished a heritage wall on the site for which enforcement action was being taken and this wall should be reinstated with the original brick. The impact on the conservation area was highlighted along with the lack of open space. It was still the Town Council's view that this was an overdevelopment of the site which would have an impact on parking in the area.

Jon Sidey addressed the Committee and stated that this application was supported by the Authority. The previous application had gone to appeal and had been supported by the Planning Inspector except for the front boundary wall and openness, for which no significance had been given to the heritage wall by the Inspector. It was his view that at previous meetings, false and exaggerated information had been given by various speakers.

The Chair then invited the Committee to determine the application.

Members noted that the Planning Inspector had overturned two of our previous refusal reasons at appeal and we could only use the impact on the heritage and boundary fencing if we were minded to refuse the application. This application was felt to be an improvement on the previous application and the reinstatement of the wall rather than erecting fencing was welcomed. It was suggested that a condition for materials to rebuild the wall to match the heritage wall should be included. Some members raised concerns again on parking issues, but it was reiterated that the Inspector had ruled that whilst there would be some impact, the parking situation was acceptable.

It was proposed by Councillor Wendy Brackenbury and seconded by Councillor Barbara Jenney that planning permission be granted.

On being put to the vote, there were 5 votes for the motion and 2 against, therefore the motion for approval was carried.

RESOLVED:-

That planning permission be granted, subject to the receipt of amended details/plans to show a wall instead of a fence adjacent to the frontage of the approved dwelling. The wording of any relevant condition shall be amended to reflect the receipt of the amended details/plans. Approval of the plans and the amended wording of the relevant condition shall be delegated to officers.

Planning permission is also granted, subject to the conditions (and reasons) numbered in the report, those recommended on the Committee Update Report and amended wording to request details of the materials to be used for the approved wall. Wording to be delegated to officers.

45 Chair's Statement

The Chair advised that this was Martyn Swann's last meeting and wished to thank him for all of his support and wished him well for the future.

The Chair wished everyone a Happy Christmas and New Year.

46 Close of Meeting

The meeting closed at 8.57pm.

Chair

Date