

Minutes of the Area Planning Committee Thrapston

At 7.00pm on Monday 21st February 2022

Held in the Council Chamber, Cedar Drive, Thrapston

Present:-

Members

Councillor Jennie Bone (Chair)	Councillor Gill Mercer (Vice Chair)
Councillor Kirk Harrison	Councillor Roger Powell
Councillor Bert Jackson	Councillor Geoff Shacklock
Councillor Barbara Jenney	Councillor Lee Wilkes
Councillor Dorothy Maxwell	

Officers

Amie Baxter (Principal Development Management Officer)
 Dean Wishart (Principal Development Management Officer)
 Gavin Sylvester (Principal Development Management Officer)
 Sunny Bains (Senior Development Management Officer)
 Pete Baish (Senior Development Management Officer)
 Jacqui Colbourne (Development Management Officer)
 Jamie Parsons (Planning Solicitor)
 Jasbir Sandhu (Interim Planning Management and Enforcement Lead Manager)
 Fiona Hubbard (Senior Democratic Services Officer)
 Louise Tyers (Senior Democratic Services Officer)

Also present

Councillor Charlie Best

53 Apologies for non-attendance

There were no apologies for non-attendance.

54 Members' Declarations of Interest

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

Councillors	Application	Nature of Interest	DPI	Other Interest
Geoff Shacklock	NE/21/01545/FUL 88 Wharf Road, Higham Ferrers	The agent was known to him		Yes
	NE/21/01708/FUL Aldwincle Pre School, Main Street, Aldwincle	Had met the applicant to give guidance on how the planning process worked		Yes

	NE/21/01344/REM 8 Lowick Lane, Aldwinckle	Had met the applicant to give guidance on how the planning process worked		Yes
Roger Powell	NE/21/00966/REM OP0038 TL0389 Cotterstock Road, Oundle	Had previously voted against the outline planning application when it was considered by East Northamptonshire Council		Yes

55 Informal Site Visits

Councillors Jennie Bone and Bert Jackson declared that they had visited 88 Wharf Road, Higham Ferrers (NE/21/01545/FUL); Aldwinckle Pre School, Main Street, Aldwinckle (NE/21/01708/FUL) and 8 Lowick Lane, Aldwinckle (NE/21/01344/REM).

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

56 Minutes of the meeting held on 17 January 2022

RESOLVED:-

That the minutes of the Area Planning Committee Thrapston held on 17 January 2022, be confirmed as a correct record and signed.

57 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/21/015457/FUL – 88 Wharf Road, Higham Ferrers

The Committee considered an application for a two storey and single storey rear extension (revised resubmission of NE/21/00569/FUL).

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.

The Chair invited the Committee to determine the application.

Members sought clarification on whether the required visibility splays had been achieved. Concerns were also raised at the possible overlooking into the neighbouring property.

In response, officers clarified that the visibility splays had not been achieved, however it was an existing access and achieving the required splays would not be achievable on any of the properties. With regard to overlooking, officers confirmed that the proposed development met the requirements for overlooking and the existing window already overlooked the neighbouring property.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Barbara Jenney 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/21/01708/FUL – Aldwincle Pre-School, Main Street, Aldwincle

The Committee considered an application for the permanent siting of a mobile classroom on site for use as a pre-school by children aged 2 to 4.

The Principal Development Management Officer presented the report which detailed the proposal, description of the site, relevant 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.

Members raised concerns about the expected life span of the structure as it had already received temporary permission for around 16 years and the expected life span of this type of structure was about 20 years. It was also questioned as to why the pre-school could not use space in the main school building.

In response, officers clarified that the building appeared to be in good condition and the appearance had not changed since the original planning permission. Officers confirmed that the school had advised that there was not space in the main building to accommodate the pre-school and the Committee was required to determine the application as submitted. It was confirmed that if permission for permanent siting was granted, that would give permission to have a structure on the site if the current structure came to the end of its life.

It was proposed by Councillor Gill Mercer and seconded by Councillor Geoff Shacklock that planning permission be granted.

On being put to the vote, there were 7 votes for the motion and 1 against, therefore the motion for approval was carried.

RESOLVED:-

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

(iii) Planning Application – NE/21/01344/REM – 8 Lowick Lane, Aldwinckle

The Committee considered a reserved matters application for site layout, scale and external appearance of the building, and landscaping pursuant to 20/00620/OUT. Infill development of single detached dwelling with access and parking (all matters reserved except access).

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

It was recommended that Reserved Matters Approval 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 Geoff Shacklock and seconded by Councillor Bert Jackson that Reserved Matters Approval be granted.

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

RESOLVED:-

That Reserved Matters Approval be granted, subject to the conditions (and reasons) numbered in the report.

The meeting adjourned at 7.50pm and reconvened 7.55pm to enable the Committee to read and understand the Committee Update Report in relation to the following application.

(iv) Planning Application NE/21/00966/REM – OP0038 TL0389, Cotterstock Road, Oundle

The Committee considered a reserved matters application for siting, scale, appearance and landscaping of 126 dwellings pursuant to 19/01327/OUT – outline planning application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage (SuDS) and vehicular access points from Cotterstock Road and St Peters Road. (All matters reserved except for site access) (Condition 1).

It was recommended that Reserved Matters Approval be granted, subject to the conditions set out in the report.

Requests to address the meeting had been received from Pip Horsnell, an objector; Councillor Ian Clark of Oundle Town Council; Councillor Helen Harrison, a Ward Member and Georgina McCrae, the applicant and the

Committee was given the opportunity to ask questions for clarification.

Pip Horsnell addressed the Committee and raised concerns around protected species and the Ash tree which may require the applicant to acquire a European Protected Species Licence before removing the tree. He also enquired whether a bund would be included at the bottom end of the site to protect against flood water.

Councillor Ian Clark addressed the Committee and stated that the development would have a huge impact on the Oundle area and residents' concerns should be given due consideration. Health services and schools were already under pressure. It needed to be noted that three town and parish councils had objected to the application. He raised issues around the boundary treatment and whether it would give adequate protection to existing residents. There were also concerns that the development's road could be used as a rat run and it was suggested that a 20mph limit should be put in place.

Councillor Helen Harrison addressed the Committee and stated that it was accepted that development on the site would take place, but she and residents were looking to ensure that it was the best development it could be. There were concerns around access to the site from both Cotterstock Road and St Peter's Road. The Oundle Medical Centre was already overloaded and the proposed S106 monies must come early and be in place before the first residents moved in. The medical centre and other services also served communities outside of Oundle in the surrounding villages.

Georgina McCrae addressed the Committee and stated that the principle of development had been established and vehicular access had already been approved. There had been extensive pre-application discussions including with neighbours, following which significant changes to the application had been made. The applicants were fully aware of their legal duties in relation to bats and surveys would be undertaken under appropriate guidance. Land ownership issues had been raised by the Town Council around the access to St Peter's Road, but that road was adopted highway and as such work to connect the site to the road could be carried out. Some land on the boundary would also be transferred to some individual residents as some encroachment had occurred on to the land.

The Chair invited the Committee to determine the application.

Members sought clarification on the Town Council's land ownership. Confirmation was also sought as to when S106 monies would be payable by the applicant. There were concerns at the use of some tandem parking on the site. It was also questioned whether a 20mph speed limit could be placed on the proposed estate road. The significant S106 investment for Oundle was welcomed. It was noted that not all the site was in the Oundle parish and it was important that Glaphorn was consulted on the issues that affected them.

In response, officers clarified that during the outline application, the required activity survey had not been undertaken but the Principal Ecologist had now stated that the presence of protected species would only have delayed determination and not materially altered the outcome. A proposed condition had been suggested to ensure that any works to the tree were undertaken

lawfully should it prove to be a bat roost. With regards to the land ownership issue, the Planning Solicitor explained that there was a difference between ownership and highways rights. The rights of dedication overrode ownership and as St Peter's Road was an adopted highway there was no reason that access could not be made from the site. It was accepted that there would be some tandem parking, but as recent planning appeals had shown, we could not refuse an application on this type of parking. It was confirmed that a 20mph speed limit had not been requested by Highways and it would be difficult to evidence the necessity of this as a condition.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Bert Jackson that Reserved Matters Approval be granted.

On being put to the vote, there were 6 votes for the motion, 1 against, and 1 abstention therefore the motion for approval was carried.

RESOLVED:-

That Reserved Matters Approval be granted, subject to the conditions (and reasons) numbered in the report and the Ecology and Tree Protection conditions as detailed in the Committee Update Report.

58 Close of Meeting

The Chair thanked members, officers and the public for their attendance and closed the meeting.

The meeting closed at 9.00pm.

Chair

Date