

Minutes of the Area Planning Committee Thrapston

At 5.30pm on Tuesday 3rd May 2022

Held in the Council Chamber, Cedar Drive, Thrapston

Present:-

Members

Councillor Jennie Bone (Chair)	Councillor Gill Mercer (Vice Chair)
Councillor Kirk Harrison	Councillor Dorothy Maxwell
Councillor Bert Jackson	Councillor Roger Powell
Councillor Barbara Jenney	Councillor Michael Tye

Officers

Carolyn Tait (Planning Development Manager)
 Amie Baxter (Principal Development Management Officer)
 Gavin Sylvester (Principal Development Management Officer)
 Patrick Reid (Senior Development Management Officer)
 Susie Russell (Development Management Officer)
 Ian Baish (Development Management Officer)
 Emma Granger (Senior Planning Lawyer)
 Troy Healy (Principal Planning Manager)
 Carol Conway (Housing Strategy and Delivery Manager)
 Mandy Dennis (Senior Environmental Health Officer)
 Fiona Hubbard (Senior Democratic Services Officer)
 Louise Tyers (Senior Democratic Services Officer)

68 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Geoff Shacklock and Lee Wilkes. Councillor Michael Tye attended as substitute.

69 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
Roger Powell	NE/22/01607/FUL 110 Wharf Road, Higham Ferrers	Marsh Industries was known to him.		Yes
Kirk Harrison	NE/21/00379/FUL Land Opposite Elizabeth Close, Raunds	Had voted on the previous application at Raunds Town Council and had previously undertaken consultancy work on behalf of the		Yes

		developers.		
Gill Mercer	NE/21/01330/REM & NE/21/01309/REM Land at St Christopher's Drive, Oundle	Had previously been advised that she was unable to consider the outline planning application as she was a member of the former ENC Planning Policy Committee.		Yes

70 Informal Site Visits

Councillors Jennie Bone and Dorothy Maxwell declared that they had visited all the sites on the agenda.

Councillor Michael Tye declared that he had visited a number of the sites on the agenda.

Councillor Bert Jackson declared that he had visited all the sites on the agenda except 20 New Road, Oundle (NE/22/00134/LDP) and 110 Main Street, Aldwincle (NE/22/00088/FUL).

Councillor Roger Powell declared that he had visited Land Opposite Elizabeth Close, Raunds (NE/21/00319/FUL).

71 Minutes of the meeting held on 21 March 2022

RESOLVED:-

That the minutes of the Area Planning Committee Thrapston held on 21 March 2022 be confirmed as a correct record and signed.

72 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/22/01607/FUL – 110 Wharf Road, Higham Ferrers

The Committee considered an application for a single storey garage.

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 raised concerns that the garage could in the future become a

habitable room and in response, officers confirmed that there was a condition which ensured the garage remained ancillary to the existing dwelling and was not to be used as a separate dwelling.

It was proposed by Councillor Roger Powell and seconded by Councillor Bert Jackson that planning permission be granted.

On being put to the vote, there were six votes for the motion, none against and one abstention, therefore the motion for approval was carried.

RESOLVED:-

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

(ii) Planning Application NE/21/01807/FUL – 10 Burystead Rise, Raunds

The Committee considered an application for a single storey rear extension.

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.

A request to address the meeting had been received from Judy Floyd, an objector, and the Committee was given the opportunity to ask questions for clarification.

Ms Floyd addressed the Committee and stated that Members of the Committee had visited the application site but had not visited No.8 despite being requested to. The application had been rejected twice by Raunds Town Council as being an overdevelopment of the site and due to the elevations. There were several omissions in the report and there appeared to be a bias to support the application. The proposed extension was larger than other alterations on the street and would block out the sun and light to No.8. Comments made on trees and gardens and the root protection area had been ignored. A smaller extension would be agreeable. The application should be deferred pending further investigations.

The Chair invited the Committee to determine the application.

Members commented that it had been disputed by the neighbours that the 60° angle lines had not been carried out properly with the wrong window being used. Issues had also been raised about trees and root protection area. It was questioned whether there was a need to visit No.8 to assess the impact. It was felt that some weight needed to be given to the objections of neighbours. Members felt that the development would be significantly overbearing to No.8, would be oppressive and could have a negative impact on the wellbeing of the neighbours.

In response, officers clarified that the 60° lines were indicators for consideration, and it was important to see the land levels. With regards to the trees and roots, there were some trees, but they were not significant, and it was felt that the development was far enough away not to affect roots. The site had been very well assessed and it was not mandatory to visit the site or its neighbours.

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

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

RESOLVED:-

That planning permission be refused, contrary to officer recommendation, for the reason of overbearing impact on the neighbouring property at No.8 Burystead Rise.

The wording of the reason for refusal is delegated to officers, in consultation with the Chair and Vice Chair of the Area Planning Committee.

(iii) Planning Application NE/21/00783/FUL – Carinya, Main Street, Barnwell

The Committee considered an application for the demolition of an existing bungalow to floor level and construction of a new dwelling, re-using, in part, existing foundations and floor slab.

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 Mr Birchall, the applicant, and the Committee was given the opportunity to ask questions for clarification.

Mr Birchall addressed the Committee and stated that in 2017 a similar scheme had been approved and technical issues had now been addressed. Objections had been made about overlooking, but dormer windows could be installed through permitted development. The bathrooms would be at the rear and would have obscure glass. The ground level rises towards the neighbour's house. There had been no changes to policy since the 2017 application.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Gill Mercer and seconded by Councillor Roger Powell 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.

(iv) Planning Application NE/22/00134/LDP – 20 New Road, Oundle

The Committee considered an application for a lawful development certificate for a loft conversion with flat roof dormer to rear elevation and three rooflights to front elevation.

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

It was recommended that the lawful development certificate be granted.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Roger Powell that the lawful development certificate be granted.

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

RESOLVED:-

That the lawful development certificate be granted.

(v) Planning Application NE/22/00088/FUL – 110 Main Street, Aldwincle

The Committee considered an application for an extension to and conversion of existing detached garage block into two storey dwelling with integral garage and porch.

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.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Roger Powell 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.

The meeting adjourned at 6.35pm and reconvened at 6.45pm.

(vi) Planning Application NE/21/00379/FUL - Land Opposite Elizabeth Close. Raunds

The Committee considered an application for the construction of up to 35 affordable dwellings with associated drainage, access and landscaping.

The Senior 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 not be granted until the Lead Local Flood Authority (LLFA) had given its advice.

A request to address the meeting had been received from Mark Collins, on behalf of the applicant, and the Committee was given the opportunity to ask questions for clarification.

Mr Collins addressed the Committee and stated that the application had been held up by the LLFA. Comments had been received early in the application and the site was solely in flood zone 1. Information had been provided on the drainage hierarchy and drainage design had been provided. Sufficient information had been provided to support the application and it was suggested that a pre-commencement condition could be used to address the outstanding issues.

The Chair invited the Committee to determine the application.

Members raised concerns about the lack of provision of a fire hydrant and this should be included in the conditions, along with ensuring that the road was adopted before the first house was occupied. There were major concerns about the S106. The local schools were close to or already over capacity and a request for a contribution of £200k had been made, however the applicants would be providing only £20k. It was accepted that the site needed to be developed but there were concerns with the access onto Brick Kiln Road. The lack of play equipment was also highlighted.

In response, officers accepted that the S106 was deficient, but Members needed to be mindful of the number of affordable housing units which would be provided. Housing colleagues had quantified the level of need for housing in Raunds. With regards to the access, the Local Highways Authority had stated that the proposed access was acceptable. The provision of a fire hydrant and play equipment would be required to come out of the proposed £20k for S106.

It was proposed by Councillor Roger Powell and seconded by Councillor Kirk Harrison that the application be deferred.

On being put to the vote, there were six votes for the motion and one against, therefore the motion for deferral was carried.

RESOLVED:-

That the application be deferred to a later Area Planning Committee to allow Officers to provide more information regarding possible developer contributions towards education provision and to await the advice of the Lead Local Flood Authority.

73 Suspension of Meeting Procedure Rule 10

RESOLVED:-

That Meeting Procedure Rule 10 (Guillotine) be suspended to enable the Committee to continue the business on the agenda.

74 Continuation of Planning Applications

(vii) Planning Application NE/21/01309/REM – Land at St Christopher’s Drive, Oundle

The Committee considered a reserved matters application for approval of appearance, landscaping, layout and scale pursuant to application number 19/01355/OUT – Outline planning permission for the erection of 65 dwellings and an extra care facility of up to 65 units.

The Senior 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 not be granted until the Lead Local Flood Authority (LLFA) had given its advice.

Requests to address the meeting had been received from Tony Robinson, an objector; Rob Hill, a supporter; Councillor Ian Clark on behalf of Oundle Town Council; Councillor Helen Harrison, a Ward Member; and Katie Dowling, the applicant and the Committee was given the opportunity to ask questions for clarification.

Mr Robinson addressed the Committee and stated that the proposed access to Prince William School was not needed or wanted. The field flooded several times a year with ground water and sewerage was regularly pumped onto Ashton Road. Anglian Water had stated that the development was acceptable, but a credible sewerage plan was needed. A traffic management report was also needed.

Mr Hill addressed the Committee and stated that drainage had been considered at the outline planning stage. This stage was to meet the Flood Risk Assessment and the adopted drainage system had been designed to meet several different storm events. The foul water system had also been agreed at

the outline stage. The comments made by the LLFA had now been addressed and submitted. The drainage scheme presented today met the requirements of the outline scheme.

Councillor Clark addressed the Committee and stated that several policies were being overruled including parking, self-build plots, visitor parking spaces and the number of houses onto a single entrance. Concessions had been made to the developer when asked for. A well-designed development was needed, and this application should be sent back for redesign.

Councillor Harrison addressed the Committee and explained that as the Executive Member for health she encourages the Council to put health and wellbeing at the very centre of decision making. Anglian Water had previously said that the system was overloaded but were now saying it was okay. Raw sewerage flooded down Ashton Road, but nothing was done about it. There were too few parking spaces proposed and there was a large amount of tandem parking. There should be less houses on a very tight site. No one wanted the gate to Prince William School, including the school, and it should be removed. The Committee should say no to this application and send it back to get an exemplar development.

Ms Dowling addressed the Committee and stated that the application had been designed with the character of Oundle in mind. It would be an attractive place for residents. The S106 would be over £800k and £59,475 would be given to Anglian Water for infrastructure. The LLFA comments had been addressed. The development would support the wider community and would be a sustainable development.

The Chair invited the Committee to determine the application.

Members raised concerns about the noise which would be coming from the A605 and how this would be mitigated, particularly for internal rooms. There were also concerns about the access to the School, which the Committee had heard was not wanted or needed. It was also concerning that there was a lack of commitment that the £59k to be given to Anglian Water would be invested properly. The use of tandem parking was also highlighted.

In response, officers explained that acoustic fences were effective, and the proposed barrier would run the entire length of the eastern boundary and part of the northern boundary. The proposed fence was now much nearer to the A605 which was better and would be more effective in reducing noise levels. The barrier would also benefit the residents of St Christopher's Drive. It was believed that the 2017 noise assessment was still valid for this application. With regards to the access to the school, this was one of the conditions of the outline application. If there was no response from the school, it was likely that it would not go ahead. With respect to tandem parking, the committee were reminded that several appeals had been lost when this had been used as a refusal reason.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Bert Jackson that the application be deferred.

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

RESOLVED:-

That the application be deferred to a later Area Planning Committee for Officers to report back on matters relating to:

- Sewerage capacity
- Drainage – A response from the Lead Local Flood Authority is required
- Trees – A response from the Senior Tree and Conservation Officer is required

(viii) Planning Application NE/21/01330/REM – Land at St Christopher’s Drive, Oundle

This application would be considered at a future meeting.

74 Adjournment of the Meeting

Due to the time, it was proposed by Councillor Dorothy Maxwell and seconded by Councillor Kirk Harrison that the meeting adjourn and that applications NE/21/01309/REM and NE/21/01330/REM – Land at St Christopher’s Drive, Oundle be considered at a separate meeting.

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

75 Close of Meeting

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

The meeting closed at 9.10pm.

Chair

Date