

Minutes of the Area Planning Committee Wellingborough

held at 7:00 pm on Wednesday 11 August 2021 in the Council Chamber,
Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Matt Binley
Councillor Ken Harrington

Councillor Malcolm Waters (Vice Chair)
Councillor Lora Lawman
Councillor Malcolm Ward

Officers

Mrs D Kirk (Senior Development Management Officer Team Leader)
Mrs L Jelley (Senior Development Management Officer Team Leader)
Mrs E Granger (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Officer Assistant)

At the request of Councillor Binley, Ward Councillor for Brickhill and Queensway, a minute's silence was held for the young person who had recently died on the Queensway estate.

1 Apologies for non-attendance

RESOLVED to note that apologies were received from Councillors Ekins and Lawal.

2 Members' Declarations of Interest

RESOLVED to note that no Declarations of Interest were received.

3 Minutes of the meeting held on 14 July 2021

RESOLVED that the minutes of the planning committee held on 14 July 2021 be confirmed and signed.

4 Items requiring a decision

Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report. No late letters' list was received.

(i) Planning application NW/21/00488/FUL – 129 London Road, Bozeat

The Committee considered an application for the demolition of an existing single storey extension (former shop) and erection of a part two part single storey 2-bedroom dwelling including associated private amenity space, and low boundary wall and gate to the front of 129 London Road, Bozeat for Mr M Bartle.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer presented the report giving 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 agent and the committee was given the opportunity to ask questions for clarification.

The agent referenced the officer's report. He informed that the dwelling met with national space standards and would not impact on 127A London Road. The agent referred to the initial objection by Local Highways Authority (LHA) in relation to parking which was now revoked following the submission of a parking beat survey, demonstrating that there was parking available on street in the vicinity of the site. The agent also referred to the comments of the Planning Inspector in relation to an appeal decision for a prior approval application, in that it would be unlikely that the parking demand associated with the proposal would be materially greater than that associated with the retail use of the site.

The Chair then invited the committee to determine the application.

Members supported the scheme and considered it would improve the site.

It was proposed by Councillor L Lawman and seconded by Councillor Harrington 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 following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Drawing 21-038-01 Existing and Proposed Plans Received 29 May 2021

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General

3. Prior to commencement of exterior development works, a schedule of external finish materials, including bricks, slates, windows, doors, guttering, stone lintels and sills, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

4. The dwelling hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

5. The dwelling will meet category 2 (accessible and adaptable dwellings) of the national Accessibility Standards in accordance with the schedule of the Approved Document M of the Building Regulations (2015). The scheme hereby approved shall be implemented prior to the first occupation of the dwelling in accordance with the details thereby approved by the appointed building control body.

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

6. No dwelling hereby permitted shall be occupied until details of an enclosed cycle store for that dwelling has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first occupation of any associated dwelling.

Reason: To ensure that adequate covered cycle storage is provided to serve each dwelling in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards supplementary planning document.

7. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

(ii) Planning application NW/21/00517/FUL – 14 Bosgate Close, Bozeat

The Committee considered an application for a proposed loft conversion to form habitable accommodation with 3 rooflights to front and 2 rooflights to rear roof slopes at 14 Bosgate Close, Bozeat for Mr and Mrs Baxter.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer presented the report giving 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 and the committee was given the opportunity to ask questions for clarification.

The applicant informed there would be two additional bedrooms built into the loft for his young children. On the first floor the existing two bedrooms would be altered to become one room and they also plan for one of the existing bedrooms to be a study therefore it would look like a five-bedroom property on plan. He did appreciate there are parking issues in Bozeat and confirmed there would be no extra people living in the property. The applicant had lived in Bozeat since the house was built and wanted to remain there.

The Chair then invited the committee to determine the application.

Members supported the application. One member did raise a concern if the applicant was to move was there anything which could be done to stop the house becoming a house in multiple occupation. The Senior Development Management Officer responded that a condition could not be imposed as under the use classes order you can have up to 6 people living in a house sharing facilities in multiple occupancy.

A comment was also raised by a member that the house next door had converted their loft space, so a precedent had already been set. The Senior Development Management Officer responded that the occupier of that property did not seek planning permission for the conversion of the roof or the installation of the velux rooflights and this had been passed to the Council's Enforcement Officer to pursue. The Senior Development Management Officer added that a property further up the road was given planning permission for velux roof lights in the roof of their property.

It was proposed by Councillor Harrington and seconded by Councillor L Lawman 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 following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following amended plans/details:
Drawing: 1866/03/21 Rev2 (registered 14 July 2021)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

5 Items to Note

(i) Delegated Officers' report

RESOLVED to note the Delegated Officers' report.

6 Close of Meeting

The meeting closed at 7:23 pm.

Chair

Date