

Minutes of the Area Planning Committee Wellingborough

held at 7.00 pm on Monday 24th January, 2022 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Matt Binley
Councillor Ken Harrington
Councillor Philip Irwin (Substitute)

Councillor Malcolm Waters (Vice Chair)
Councillor King Lawal
Councillor Malcolm Ward

Officers

Ms J Sandhu (Interim Planning Management and Enforcement Lead Manager)
Mrs D Kirk (Senior Development Management Officer)
Mrs K Skingley (Senior Development Management Officer)
Mr S Aley (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Support Officer)

1 Apologies for non-attendance

It was noted that apologies were received from Councillor Paul Bell, Councillor Jonathan Ekins and Councillor Lora Lawman, Councillor Philip Irwin attended as a Substitute for Councillor Paul Bell.

2 Members' Declarations of Interest

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

There were no declarations received.

3 Minutes of the meeting held on 15 December 2021

RESOLVED:-

That the minutes of the Planning Committee held on 15 December 2021, be confirmed as a correct record and signed.

4 Planning Application NW/21/00830/FUL 10 Howard Road, Wollaston

The Committee considered an application for a sub-division of land associated with no 10 and a proposed 2 storey 3 bed 4 person dwellinghouse at 10 Howard Road, Wollaston.

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.

The Committee considered the planning application report and noted additional information included in the Committee update report.

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 two objectors, Samantha Wornast and Chantelle Wornast-Humphreys. Under the Rules of Procedure for Speaking at the Planning Committee, the Chair used his discretion and accepted the request prior to the meeting for the second objector to address the Committee. Councillor John Mitchell, representing Wollaston Parish Council also requested to speak. The Committee was given the opportunity to ask questions of clarification.

The objectors, Samantha Wornast and Chantelle Wornast-Humphreys raised the following principal comments:

- (i) Strongly disagreed with the Parking Beat Survey in relation to 58 car parking spaces;
- (ii) Howard Road was the main road through the village;
- (iii) There could be up to 4 additional cars parked on an already busy road if the planning application was approved;
- (iv) Vehicles already struggle to pass through the road and vehicles are often heard beeping in the evenings as they are unable to get through;
- (v) No provision for any car parking now the side of 10 Howard Road is being allocated for a new house;
- (vi) There are blind bends on both corners of Howard Road;
- (vii) Some cars park fully on the path which is dangerous for pedestrians.

Councillor John Mitchell, representing Wollaston Parish Council raised the following principal comments:

- (i) Wollaston Parish Council object to the planning application;
- (ii) Others in the village are equally concerned;
- (iii) Wollaston has many Victorian streets and many issues are brought to the Parish Council in relation to parking and this proposal in Howard Road would aggravate the parking situation further;
- (iv) Wollaston Parish Council considered the Parking Beat Survey to be misleading and unreliable in relation to the 58 car parking spaces and

the survey took no account of weekend parking. The Parish Council felt the survey should be scrutinised;

- (v) People park on both sides of the road which is unsafe;
- (vi) Policy had been ignored in relation to the Wollaston Neighbourhood Plan.
- (vii) Wollaston Parish Council requested a site visit.

The Chair then invited the Committee to determine the application.

During the debate, several members spoke with concern in relation to the Parking Beat Survey and the comments made by the speakers. Another member considered this application, if approved, would have an unacceptable impact on highway safety. A member advised that we cannot tell people where to park and appreciated this was an issue which brings an element of concern and considered whether a site visit should take place; and whether the planning application be deferred for a more detailed Parking Beat Survey to be carried out.

The legal adviser informed members that they do not need an independent survey to be carried out and noted their concerns in relation to the Parking Beat Survey. He agreed though that it was sensible if members wish to request an updated survey and reminded members if they refuse the planning application, they must consider on what planning grounds of evidence they are relying.

It was proposed by Councillor Malcolm Waters and seconded by Councillor Ken Harrington that the planning application be deferred for a more detailed Parking Beat Survey to be carried out.

On being put to the vote, the motion for deferral was carried by 6 votes with one abstention.

This became the substantive motion.

RESOLVED:-

That the planning application be deferred for a more detailed Parking Beat Survey to be carried out.

5 Planning Application NW/21/00929/FUL 25 Croyland Road, Wellingborough

The Committee considered an application for an L shaped detached pigeon loft and shed located in rear garden (retrospective) at 25 Croyland Road, Wellingborough.

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.

The Committee considered the planning application report.

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 Russell Bradsford, as a supporter. The Committee was given the opportunity to ask questions of clarification.

Russell Bradsford, as a supporter, addressed the Committee and raised the following principal comments:

- (i) He was alarmed to read the objections submitted by a Councillor in the planning application report;
- (ii) The pigeon loft would be clean, and no vermin would be tolerated as this would be eradicated;
- (iii) In relation to noise, pigeons are silent after sunset;
- (iv) The speaker advised that pigeons live in their lofts and do not mix with feral pigeons;
- (v) There would be no risk from contamination as the pigeons are vaccinated against virus.

The Chair then invited the Committee to determine the application.

A member raised a query as to what would be done if rats became a problem. The Senior Development Management Officer responded that she had visited the site and the feed for the pigeons was located inside the loft, off the floor, therefore no food would be externally exposed. The officer confirmed that the Environmental Health Team had raised no objections and she added that these are proper racing pigeons in a controlled environment.

It was proposed by Councillor King Lawal and seconded by Councillor Ken 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 conditions (and reasons) numbered 1 and 2 in the report.

6 Appeal information

RESOLVED:-

That the Appeal Information be noted.

7 Delegated Officers' Report

RESOLVED:-

That the Delegated Officers' report be noted.

8 Planning Appeal Decision Letters

RESOLVED:-

That the Planning Appeal Decision Letters be noted.

9 Close of meeting

Chair

Date

The meeting closed at 7.56 pm