

## Minutes of the Area Planning Committee Wellingborough

held at 7.00 pm on Wednesday 16th February, 2022 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

### Present:-

#### Members

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

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

#### Officers

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

Also in attendance – Councillor Jon-Paul Carr as a speaker and observer.

### 1 Apologies for non-attendance

It was noted that an apology for absence was received from Councillor Jon Ekins. Councillor Philip Irwin attended as his Substitute.

### 2 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
Philip Irwin	NW/21/00995/FUL	Is a Member of the Parish Council which objected but had no involvement in any discussions in relation to the Planning Application.		Yes
Lora Lawman	NW/21/00995/FUL	Is a Member of the Parish Council which objected but had		Yes

		no involvement in any discussions in relation to the Planning Application.		
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### 3 Minutes of the meeting held on 24 January 2022

#### RESOLVED:-

That the minutes of the Planning Committee held on 24 January 2022, be confirmed as a correct record and signed.

### 4 Planning Application NW/21/01055/FUL - 1 - 3 High Street, Wollaston

The Committee considered an application for proposed change of use from offices (Class B1(a)) and a garage to 3 no. dwellinghouses 3 x 2 bedrooms (Class C3) at 1 – 3 High Street, 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 in the Committee Update Report, which included an update to Condition 2 in relation to updated plan references.

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 an objector, Wollaston Parish Councillor and the Ward Councillor (Councillor Jon-Paul Carr).

Before the three speakers addressed the Committee, Councillor Paul Bell proposed that the planning application be deferred for a site visit and this was seconded by Councillor Matt Binley.

On being put to the vote, there were 2 votes for the motion and 7 against, therefore the motion for deferral was lost.

Mr Russell Green, an objector, addressed the Committee and raised the following principal comments:

- (i) He considered there to be inadequate parking and limited car parking spaces;
- (ii) The road was a heavy traffic route;
- (iii) An increase in danger in relation to parking and accidents;

- (iv) If the planning application was approved, he would like to see resident parking or other suitable parking found for local residents.

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

- (i) Wollaston Parish Council objected to the Planning Application;
- (ii) Considered the Planning Application inappropriate, in the wrong place and unnecessary to fit the needs of the village;
- (iii) That area in the village was heavily car dominated and congested;
- (iv) Tight parking in that location and only a few convenient car parking spaces available for those visiting the Post Office;
- (v) Queried the car parking spaces in the Parking Beat Survey;
- (vi) Referred to the Medieval and Victorian Streets in the area with few houses that had off road parking;
- (vii) Referred to a Police response in relation to parking on verges and streets that had not been designed for that purpose;
- (viii) Wollaston Parish Council considered the proposal does not comply with T1 of the Wollaston Neighbourhood Plan.

Councillor Jon-Paul Carr (Ward Councillor) raised the following principal points:

- (i) He was speaking on behalf of two other fellow Councillors who also objected to the Planning Application;
- (ii) Insufficient off road parking;
- (iii) Concerns in relation to parking and overcrowding in surrounding streets bringing a danger to pedestrians with parking on verges and streets;
- (iv) The site being adjacent to a junction causing obstructions;
- (v) Concerns in relation to the Parking Beat Survey;
- (vi) Impact on Highways;
- (vii) Referred to a response by the Police in relation to inappropriate parking;
- (viii) Access concerns for emergency services vehicles;
- (ix) The proposal was contrary to policies in the Wollaston Neighbourhood Plan and the North Northamptonshire Joint Core Strategy (JCS); and referred to Part 2 of the Local Plan in relation to policy E3 employment outside of the established industrial estate and the land and premises being retained for employment use, unless there is clear evidence that the site/premises has been marketed for a reasonable period of time.

The Chair then invited the Committee to determine the application.

During the debate several members made comments including that the proposal would have an unacceptable impact on highway safety; concerns in relation to the junction and agreed with the Police response submitted by Wollaston Parish Council. They also stated that it would be a loss of amenity and were not reassured by the Parking Beat Survey and considered villages to be different to urban areas. Comments were also made that there are issues with parking in areas like this, but this should not be a reason to make a situation worse by approving the planning application. Concerns were also raised in relation to access for emergency services vehicles and no consideration had been given to a disabled person living at the property with no parking.

In response to comments made, the Interim Planning Management and Enforcement Lead Manager clarified parking and highway related matters to the Committee.

A member commented that there was no reason to vote against it and if people were illegally parking then that was a separate issue of enforcement.

Councillor Lora Lawman proposed that the planning application be deferred for the applicant to reduce the proposal of three dwellinghouses to two; and for a discussion to take place between Highways and Wollaston Parish Council in relation to agreeing identified parking/parking bays and double yellow lines in the area. This was seconded by Councillor Ken Harrington.

On being put to the vote, there were 2 votes for the motion, 6 against, and 1 abstention, therefore the motion for deferral was lost.

It was proposed by Councillor Philip Irwin and seconded by Councillor Lora Lawman that planning permission be granted.

On being put to the vote, there were 4 votes for the motion, 4 against, and 1 abstention. The Chair then used his casting vote and voted with the recommendation to approve the Planning Application therefore the motion for approval was carried by 5 votes for, 4 votes against and 1 abstention.

## **RESOLVED:-**

That planning permission be granted subject to the conditions (and reasons) numbered 1, 3 to 12, in the report, and subject to the revised condition (and reason) numbered 2, as set out below:-

2. The development hereby approved shall be carried out in accordance with the following drawings/details:  
Location and Block Plan 20-097-02 Rev A (registered 9 February 2022)  
Existing and Proposed Plans 20-097-01 Rev B (registered 9 February 2022)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

## **5 Planning Application NW/21/00995/FUL - 29 Oxford Street, Wellingborough**

The Committee considered an application for a conversion of a single dwelling into 2 no. flats and the creation of vehicular access from Spring Gardens and the formation of hardstanding for the parking of one vehicle, bin and cycle storage (re-submission following refusal reference NW/21/00690/FUL) at 29 Oxford Street, 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.

The Chair then invited the Committee to determine the application.

A member referred to parking issues in that area during the daytime with the nearby amenities and school and had concerns for highway safety. He could see no reason why the proposal could not include two car parking spaces and proposed a deferral to address the parking issues. There was no seconder for the proposal to defer.

It was proposed by Councillor Malcolm Waters and seconded by Councillor Ken Harrington that planning permission be granted.

On being put to the vote, the motion for approval was carried by 7 votes and 1 abstention.

### **RESOLVED:-**

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 5 in the report.

## **6 Appeal Information**

### **RESOLVED:-**

That the Appeal Information be noted.

## **7 Planning Appeal Decision Letter**

### **RESOLVED:-**

That the Planning Appeal Decision Letter be noted.

## **8 Close of meeting**

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Chair

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Date

The meeting closed at 8.03 pm