

## **Minutes of a meeting of the Area Planning Committee Thrapston**

At 6.00 pm on Wednesday 31st August, 2022

Held in the Council Chamber, Cedar Drive, Thrapston

### **Present:-**

#### Members

Councillor Jennie Bone (Chair)  
Councillor Wendy Brackenbury  
Councillor Bert Jackson  
Councillor Andy Mercer

Councillor Gill Mercer (Vice Chair)  
Councillor Roger Powell  
Councillor Lee Wilkes

#### Officers

Carolyn Tait (Planning Development Manager)  
Jamie Parsons (Planning Solicitor)  
Louise Tyers (Senior Democratic Services Officer)

### **42 Apologies for non-attendance**

Apologies for non-attendance were received from Councillors Barbara Jenney and Geoff Shacklock. Councillor Wendy Brackenbury attended as a substitute.

### **43 Members Declarations of Interest**

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

No declarations of interest or informal site visits were made.

### **44 Minutes of the meetings held on 13 July and 3 August 2022**

#### **RESOLVED:**

That the minutes of the Area Planning Committee Thrapston held on 13 July and 3 August 2022 be confirmed as a correct record and signed.

### **45 Planning Application NE/20/00958/FUL - Pavilion House, Ashton Wold, Ashton**

The Committee considered an application for the conversion of an existing residential dwelling into a boutique hotel with four en-suite bedrooms; conversion of a traditional thatched barn into further three en-suite bedrooms (including one adapted for wheelchair users). Conversion of a traditional agricultural barn into an event and activity space for associated use, with landscaping of gardens, parking area and construction of a tennis court.

The Planning Development Manager 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 and subject to the receipt of appropriate amended plans and elevations for the proposed Apple Store to show the revised window changes.

A request to address the meeting had been received from Charlotte Gore, agent for the applicant and the Committee was given the opportunity to ask questions for clarification.

Ms Gore addressed the Committee and stated that the site was in a unique estate and was in an area of tourism growth. Over the past eight years, properties on the estate had been converted for holiday accommodation and demand was high. The renovation of the three properties was supported by planning policy, both national and local. The site had a private road which would enable traffic to avoid the village. The Chequered Skipper pub was owned by the owner of the estate and would be complementary to the hotel. A small number of jobs would also be created.

The Chair invited the Committee to determine the application.

Members noted that the development would support existing facilities and the area was short of hotels. It was also noted that the Conservation Officer was happy with the application. Whilst supporting this application, it was stated that the cumulative effect of conversion of residential properties in this area needed to be considered in the future.

It was proposed by Councillor Gill Mercer and seconded by Councillor Lee Wilkes that planning permission be granted.

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

**RESOLVED:-**

That upon receipt of amended plans showing acceptable fenestration in The Apple Store, that the grant of planning permission be delegated to the Executive Director of Place and Economy in conjunction with the Chair and Vice Chair of the Area Planning Committee Thrapston and subject to the conditions as set out in the committee report with an amendment to Condition 2 to take into account any revised drawing numbers.

**46 Close of Meeting**

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

The meeting closed at 6.20pm.

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Chair

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Date