

Minutes of a meeting of the Area Planning Committee Wellingborough

At 7.00 pm on Wednesday 24th May, 2023 in the

Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northants,
NN8 1BP

Present:-

Members

Councillor Paul Bell (Chair)
Councillor Scott Brown
Councillor Jonathan Ekins
Councillor Ken Harrington
Councillor Philip Irwin

Councillor Malcolm Waters
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 C Law (Senior Development Management Officer)
Mr N Bell (Legal Adviser)
Mr C Galluzzo (Democratic Services Officer)
Mrs E Robinson (Democratic Services Support Officer)

15 Apologies for non-attendance

None

16 Members' Declarations of Interest

Councillor Lora Lawman addressed the meeting and declared an interest in item 4.4. Cllr Lawman declared that she would be vacating her seat on the committee and will speak on the item as a ward councillor in line with the council's right to speak policy.

17 Minutes of the meeting held on 26 April 2023

RESOLVED:

That the minutes of the Area Planning Committee held on 26th April 2023 be confirmed as a correct record.

18 Planning Application - NW/22/00888/FUL - Scrap Yard, 304 Station Road, Isham

The Committee considered an application for retrospective planning permission for a change of use of land for the storage and distribution of materials and machinery (and associated works).

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 be refused, for the reasons set out in the committee report.

Requests to address the meeting had been received from Neil Griffin, an objector; Cllr Alan Curtis, on behalf of Isham Parish Council, Councillors Clive Hallam and Lora Lawman, Ward Councillors and Ollie Clewson, the agent and the Committee was given the opportunity to ask questions for clarification.

Neil Griffin, an objector to the proposed development addressed the committee and raised concerns regarding the health and safety of the proposed site as well as raising concerns regarding the adverse impact the site has had on neighbouring properties and residents.

Cllr Alan Curtis on behalf of Isham Parish Council addressed the committee and raised objections to the proposed development due to the detrimental impact the site has on neighbouring residents and local amenity. Concerns were also raised regarding contaminated soil and alleged breaches of conditions.

Cllr Clive Hallam addressed the committee as a ward councillor and raised objections to the proposed development due to the unacceptable nature of the proposed development and associated contaminated land.

Cllr Lora Lawman addressed the committee as a ward councillor and raised objections to the proposed development due to the application being out of character with the area. Objections were also raised due to the detrimental impact of the site on neighbouring amenity and highway infrastructure.

Ollie Clewson the agent on behalf of the applicant addressed the committee and raised questions regarding the insufficient opportunity for the applicant to raise mitigation to due with concerns raised.

The Chair invited the Committee to determine the application.

Members welcomed the officers recommendation to refuse the proposed application and raised concerns regarding the detrimental impact on residents health and amenity.

It was proposed by Councillor Lawal and seconded by Councillor Brown that planning permission be refused.

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

RESOLVED:-

That planning permission be refused.

19 Planning Application - NW/23/00096/FUL - Boundary Wall, Manor House Close, Earls Barton

The Committee considered an application for Listed Building Consent for the wall and pier to be carefully taken down, the land behind be regarded to a suitable slope and size and once the land has been regraded, the wall and pier are to be rebuilt to match existing prior to deconstruction.

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 be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Sue Payne, an objector; Councillor Tim Brennan and Aqib Bhatti, Agent on behalf of the committee and the Committee was given the opportunity to ask questions for clarification.

Sue Payne addressed the committee as a third party objector and stated that the proposed development would have a detrimental impact on the character of the local area and that the existing tree must be safely retained.

Councillor Tim Brennan addressed the committee and stated that the existing tree represented an integral part of the local street scene and the tree needed to be retained as a priority instead of the wall with little potential for use.

Aqib Bhatti addressed the committee as the agent on behalf of the committee and stated that the application would see the preservation of a listed asset and that reasonable attempts had been made by the applicant to maintain the trees.

The Chair invited the Committee to determine the application.

Members raised concerns regarding the loss of a mature tree and sought to confirm if all methods of mitigation had been explored to the fullest in order to retain the current trees whilst also being able to repair the listed wall.

Following debate It was proposed by Councillor Irwin and seconded by Councillor Brown 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 to 6 in the report.

20 Planning Application - NW/23/00097/LBC - Boundary Wall, Manor House Close, Earls Barton

The Committee considered an application for Listed Building Consent for the wall and pier to be carefully taken down, the land behind be regarded to a suitable slope and size and once the land has been regraded, the wall and pier are to be rebuilt to match existing prior to deconstruction.

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 be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Sue Payne, an objector; Councillor Tim Brennan and Aqib Bhatti, Agent on behalf of the committee and the Committee was given the opportunity to ask questions for clarification.

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The Chair invited the Committee to determine the application.

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Following debate It was proposed by Councillor Irwin and seconded by Councillor Brown 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 to 6 in the report.

21 Appeal Information

RESOLVED:-

That the Planning Appeal Decision Letters noted:

23 Close of meeting

The meeting closed at 8.03 pm

Chair

Date