

Minutes of the Area Planning Committee Wellingborough

held at 7.00 pm on Wednesday 17th August, 2022 in the Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Malcolm Waters (Chair)
Councillor Ken Harrington
Councillor Philip Irwin

Councillor Lora Lawman
Councillor Malcolm Ward

Officers

Mrs D Kirk (Senior Development Management Officer)
Mr D Law (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)

1 Apologies for non-attendance

It was noted that an apology for absence was received from the Chair, Councillor Paul Bell therefore the Vice Chair, Councillor Malcolm Waters chaired the meeting. Councillor Jonathan Ekins and Councillor King Lawal also gave apologies.

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 22 June 2022

RESOLVED:-

That the minutes of the Planning Committee held on 22 June 2022, be confirmed as a correct record and signed.

4 Planning Application NW/21/00174/FUL 46 - 48 Cannon Street, Wellingborough

The Committee considered an application for a change of use from A1 to C3 to create 14 no residential apartments. Erection of a new floor and new mansard roof at 46 – 48 Cannon 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 and noted additional information in the Committee Update Report, including an additional condition to a scheme for on-site surface water drainage works, including connection point and discharge rate to the public network.

It was recommended that planning permission be granted subject to the conditions set out in the report and the additional condition being imposed, in relation to a scheme for on-site surface water drainage works, including connection point and discharge rate to the public network.

A request to address the meeting had been received from an objector.

Mr David Turner, an objector, raised the following principal comments:

- (i) The objector was part owner of the adjacent premises (to the south of the application site);
- (ii) He had concerns on the impact the proposal would bring to his business which dealt with vehicle repairs;
- (iii) The objector raised concerns relating to acoustic levels which he considered to be inaccurate;
- (iv) He queried the air quality and overlooking;
- (v) The objector had concerns in relation to access and would need notice of intention regarding the nature and duration of the works;
- (vi) He added that this was a commercial site which had never been shared with residents. Directly below the residents would be a spraying and repair workshop and he wanted reassurance that air pollution and fumes had been considered.

The Chair then invited the Committee to determine the application.

During the debate, members raised concerns in relation to parking especially with the 5 additional flats being proposed, to an extant planning permission for 9 flats. A few members of the Committee had taken the opportunity to view the parking situation for themselves and had concerns for the lack of parking which they described as tight and difficult. A member considered the parking situation could have changed since the last Parking Beat Survey was originally carried out and queried whether the applicant should undertake another one. A member commented that parking standards were set to a minimum and wanted to ensure the best situation for existing residents in the Stanley Road area.

A member stated there was a great need for this type of accommodation.

Another member had concerns in relation to the noise and fumes from the adjoining garage premises.

In response to the comments, the Senior Development Management Officer stated that the site already has permission for 9 residential apartments and noise and air quality matters had been discussed with the Environmental Protection Officer and were dealt with via conditions. With regards to the parking, he responded that the Local Highway Authority (LHA) had accepted the Parking Beat Survey and the officer had therefore recommended the planning application for approval.

The other Senior Development Management Officer present, reminded members of a previous planning application lost on appeal which North Northamptonshire Council had also incurred costs in relation to parking. She added that you cannot guarantee everyone has a car and the proposal was sustainable in the town centre with public transport, shops, a railway station and employment uses in that area.

The Legal Adviser added that if this was refused on the grounds of insufficient parking North Northamptonshire Council would likely lose an appeal.

It was proposed by Councillor Philip Irwin and seconded by Councillor Lora Lawman that the planning application be deferred for the applicant to undertake a further Parking Beat Survey.

On being put to the vote, the motion for deferral was carried by 4 votes and 1 against.

RESOLVED:-

That the planning application be deferred for the applicant to undertake a further Parking Beat Survey.

5 Planning Application NW/22/00324/FUL 1 Church Street, Isham

The Committee considered an application for a change of use of C3 annex to C1 use class (holiday let) (retrospective) at 1 Church Street, Isham.

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.

Requests to address the meeting had been received from Councillor Clive Hallam, on behalf of Isham Parish Council and in his capacity as one of the Ward Councillors.

Councillor Clive Hallam addressed the Committee and raised the following principal comments:

- (i) Councillor Hallam referred to the proposal being in a Conservation area and stated that this area had suffered in relation to insufficient parking since the Monk and Minstrel Public House had gone and parking was no longer available;

- (ii) He advised that for people attending the Church, Village Hall or the School have to look for parking spaces further down Church Street and other areas some distance away, including the Sorrels;
- (iii) Councillor Hallam referred to a small green with a willow tree opposite the proposal and reported that this banked grass area was now regularly being used as a parking area and was completely unsuitable;
- (iv) He commented that the Local Highway Authority (LHA) stated they did not have sufficient information to make a decision. He referred to the layby being on the edge of the A509 and therefore considered this needed a highway decision;
- (v) Councillor Hallam requested that the planning application be deferred or refused on the grounds of insufficient parking and an increase in on street parking in a Conservation area.

Mr Dan Drury, the applicant, addressed the Committee and raised the following principal comments:

- (i) The applicant advised the Committee that he had lived at 1 Church Street, Isham for 20 years and the annex had been used by his wife's Mother;
- (ii) He stated that there had never been a problem with parking, only during school drop off and pick up;
- (iii) The applicant considered this to be a side road and was not an issue in relation to the A509;
- (iv) He advised that people who use the holiday let visit friends in the village or attend events in the Northamptonshire area supporting the local economy;
- (v) The applicant stated that the holiday let would be used on average approximately 3 times per week;
- (vi) He advised that he was not asking for any more space and considered there to be no parking issue.

The Chair then invited the Committee to determine the application.

The Senior Development Management Officer reminded the Committee that no additional parking was being sought for this proposal. There is currently one on site car parking space for the house and one on site space required and not provided for the existing lawful annex use.

During the debate, a member who is another Ward Councillor for that area, referred to the Parish Council's concerns and commented how difficult it was to find a parking space in that vicinity, particularly on the Jubilee weekend. Other members made comments that no additional parking was being requested and there was no difference in parking at all with this proposal.

It was proposed by Councillor Ken Harrington and seconded by Councillor Philip Irwin that planning permission be granted.

On being put to the vote, the motion for approval was carried by 4 votes and 1 abstention.

RESOLVED:-

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 2 in the report.

6 Appeal Information

RESOLVED:-

That the Appeal Information be noted.

7 Planning Appeal Decision Letters

RESOLVED:-

That the Planning Appeal Decision Letters be noted.

8 Close of meeting

Chair

Date

The meeting closed at 7.50 pm