

Minutes of a meeting of the Area Planning Committee Wellingborough

held at 7.00 pm on Wednesday 14th September, 2022 (adjourned and reconvened on Thursday 22nd September, 2022 at 7.00 pm) in the Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Paul Bell (Chair)
Councillor Scott Brown
Councillor Ken Harrington
Councillor King Lawal

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

Officers

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 Jonathan Ekins and Councillor Philip Irwin.

The Chair welcomed Councillor Scott Brown to the meeting as a Full Member of the Committee.

Following the death of Her Majesty, Queen Elizabeth II, the Chair paid tribute to her dedicated commitment to public service and devotion to the nation and expressed condolences to King Charles III and the Royal family. A two-minute silence was observed.

In recognition of the period of mourning, the Chair recommended and proposed that the meeting be adjourned to Thursday 22 September 2022 at 7 pm. This was seconded by Councillor Lora Lawman.

On being put to the vote the motion to adjourn the meeting was unanimously carried.

RESOLVED:-

That the meeting be adjourned.

The Chair adjourned the meeting at 7:04 pm to be reconvened on Thursday 22 September 2022 at 7 pm.

The meeting reconvened on Thursday 22 September 2022 at 7.00 pm 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 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)
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)

It was noted that apologies were received from Councillor Philip Irwin and Councillor Lora Lawman.

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 17 August 2022

RESOLVED:-

That the minutes of Planning Committee held on 17 August 2022, be confirmed as a correct record and signed.

4 Planning Application NW/22/00068/FUL 20 Redwell Road, Wellingborough

The Committee considered an application for demolition of an existing two storey dwelling and construction of 2 no. detached 5 bedroom dwellings and 1 no. detached 3 bedroom bungalow with associated parking and landscaping at 20 Redwell 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 and noted the additional information in the Committee Update Report. In response to the comments received in the Committee Update Report, the Senior Development Management Officer, explained that any roots found within the application site of the false acacia on the neighbouring property, are required to be protected, as necessary during construction, by condition 8 and condition 7 which requires the submission of a landscaping scheme to compensate

for any loss. In addition, in relation to the comment with regard to parking, parking is provided on site and there is no anticipated impact on surrounding highway.

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 Councillor Graham Lawman as Ward Councillor.

Councillor Graham Lawman was unable to attend the reconvened meeting and his script was read out by the Senior Democratic Services Officer (Committee Administrator).

The following principal comments were contained in the script:

- (i) Councillor Graham Lawman considered the new build to be out of keeping with the Hatton Park area and commented that the current building being a unique bespoke design, mirrored the individuality and fine aspect of the area and could be renovated;
- (ii) He considered the proposed properties being out of character;
- (iii) Councillor Graham Lawman disagreed with the comments made by Place Services in relation to the proposal being sympathetic to the area but concurred with their comments about the car port and that this should be removed entirely;
- (iv) Whilst the site was a good plot he considered it to be over development, leading to a lack of good amenity space;
- (v) Councillor Graham Lawman commented on the addition of another access point and the changes to the front boundary which further changes the street scene;
- (vi) He stated that local residents had approached him with regard to overlooking, the change of character, loss of trees and loss of on street parking as many of the houses in Hatton Park Road have no off street parking and have to use Redwell Road;
- (vii) Councillor Graham Lawman referred to views made by Wellingborough Town Council that this was overdevelopment and out of character;
- (viii) He asked that the Committee refuse the application or defer it if the applicant was willing to make amendments to meet the objections.

The Chair then invited the Committee to determine the application.

The Committee knew the area well and it was commented how the Hatton Park area had been redeveloped over many years. It was also noted that there was an active Hatton Park Residents Group who have made no complaints. The Committee also commented that there are many different types and styles of properties in that area, that this was a good development on a substantial plot with no lack of amenity space and the development had car parking.

One member had concerns in relation to the parking due to the narrow road and asked that during construction, Redwell Road be not impeded, and the highway kept clear. In response, the Legal Adviser clarified that there was a condition for a construction management plan which dealt with traffic during construction.

Another member had concerns for the trees but noted the Tree Preservation Order and hoped that the Council carried out checks to protect the trees. In response, the Senior Development Management Officer clarified that the Yew tree needed some remediation work, due to its size and touching overhead wires. In addition, trees on the site were being retained, apart from one, which following an inspection, received a separate Tree Preservation Order Permission to be removed, as it was found to be unsafe.

It was proposed by Councillor Ken Harrington and seconded by Councillor Malcolm Waters 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 18 in the report.

5 Planning Application NW/22/00447/FUL Plots 9 and 11 (to be known as 32 and 34) The Sorrels, Isham

The Committee considered an application for a proposed development of 2 x 4 bedroom residential dwellings (redesign of previously approved dwellings under references WP/19/00079/FUL and WP/17/00452/VAR) for Plots 9 and 11 (to be known as 32 and 34) The Sorrels, Isham, Kettering.

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 Senior Development Management Officer referred to Isham Parish Council's objections in relation to surface water drainage and flooding; and its request to restrict access during development through the village to 10:00 to 14:30 Monday to Friday.

In response, she explained that the applicant had confirmed that 'the proposed extensions to the plans already approved would not drain on to the road and would be soakaways in the individual gardens, a considerable distance away from the original Sorrells properties'. The applicant had additionally advised that 'the road was now functioning as a permeable road now that the tarmac surface has had holes inserted and block paving laid'.

The Senior Development Management Officer reported that the Local Lead Flood Authority had confirmed that their response to the application dealt solely with surface water considerations within the applicant's proposed area as the drainage in this area was intended to be dealt with through infiltration. The applicant's submitted information indicated that no further consideration of the drainage system was required at this point. If there continues to be a wider concern with regards to flood risk in this area, a separate

discussion with the Local Lead Flood Authority based on evidence relevant to the location flooding, would be required.

In relation to the Parish Council's request to restrict access during development through the village to 10:00 to 14:30 Monday to Friday, the Senior Development Management Officer responded that it would be unreasonable of the local planning authority to restrict construction access through the village for Plots 9 and 11, to between the hours of 10:00 and 14:30 Monday to Friday. Once construction works were completed the proposed development was unlikely to result in unacceptable noise disturbance to occupiers of neighbouring residential properties.

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.

The Committee acknowledged that there had been issues with storm water and drainage at The Sorrels and noted the earlier comments made by the Senior Development Management Officer in relation to surface water.

A query was raised with regard to the rationale of the Parish Council restricting construction access through the village to between the hours of 10:00 and 14:30 hours. In response, the Senior Development Management Officer stated that it was due to the site being in the vicinity of a school and they wanted the hours to be outside the start and end of the school day. She explained that the access to the site had previously been across a field, but the Licence had expired, which meant the construction vehicles would need to travel through the village. The Senior Development Management Officer added that there are two final plots to be built, and therefore not many deliveries, as 16 properties had already been built and were now occupied.

It was proposed by Councillor Paul Bell and seconded by Councillor Jonathan Ekins 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 18 in the report.

6 Close of meeting

Chair

Date

The meeting closed at 7.30 pm