

Minutes of the Area Planning Committee Thrapston

At 7.00pm on Wednesday 28th September 2022

Held in the Council Chamber, Cedar Drive, Thrapston

Present:-

Members

Councillor Jennie Bone (Chair)

Councillor Wendy Brackenbury

Councillor Kirk Harrison

Councillor Bert Jackson

Councillor Geoff Shacklock

Councillor Michael Tye

Councillor Lee Wilkes

Officers

Amie Baxter (Principal Development Management Officer)

Peter Baish (Senior Development Management Officer)

Ian Baish (Development Management Officer)

Emma Granger (Senior Planning Lawyer)

Louise Tyers (Senior Democratic Services Officer)

Also Present

Rachael Ferry-Jones – Planning Advisory Service

46 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Barbara Jenney, Andy Mercer, Gill Mercer and Roger Powell. Councillors Wendy Brackenbury and Michael Tye attended as substitutes.

47 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
Kirk Harrison	NE/22/00729/FUL 9 Blake Walk, Higham Ferrers	Applicant was a direct relative of his.		Yes (left meeting for consideration of this application)
Bert Jackson	NE/22/00729/FUL 9 Blake Walk, Higham Ferrers	Is a member of Higham Ferrers Town Council who had now withdrawn their initial objection to the application.		Yes

No declarations of informal site visits were made.

48 Minutes of the meeting held on 31 August 2022

RESOLVED:

That the minutes of the Area Planning Committee Thrapston held on 31 August 2022 be confirmed as a correct record and signed, subject to Councillor Kirk Harrison being added to the list of apologies.

49 Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application reports and noted any additional information on the applications included in the Committee Update Report.

Councillor Kirk Harrison left the meeting for the following item.

(i) Planning Application NE/22/00729/FUL – 9 Blake Walk, Higham Ferrers

The Committee considered an application for a single storey rear extension with pitched roof to extend the kitchen; single storey flat roof rear extension with lantern to replace existing conservatory; and first floor rear extension about existing living room.

The 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 noted that a formal response had now been received from Higham Ferrers Town Council to confirm that they no longer had any concerns regarding the proposal.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report.

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

Mrs Reading addressed the Committee and stated that she had listened to the concerns raised by the Town Council and had worked closely with the planning officer to address those concerns. The development was sympathetic to its surroundings and there would be no detrimental effect on the character of the area.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Geoff Shacklock 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 in the committee report.

Councillor Kirk Harrison returned to the meeting.

(ii) Planning Application NE/22/00699/VAR – 66 East Road, Oundle

The Committee considered an application for variation of conditions 16 and 20 to remove the current HGV delivery hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose foodstore pursuant to 12/01051/FUL – Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary café, together with access and car park providing 157 spaces, servicing and landscaping.

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 and update sheet.

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

Ms Amos addressed the Committee and stated that the Waitrose store had been in Oundle for over 8 years and the application would enable the store to have greater flexibility with its delivery operations. It would also relieve pressure on the logistics network whilst the number of deliveries would not increase. The Service Management Plan and condition had been amended to deal with idling vehicles. She was disappointed that Oundle Town Council had maintained their objection. The changes would not cause harm to the character of the area or the highway.

The Chair invited the Committee to determine the application.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Wendy Brackenbury 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 in the committee report and update sheet.

50 Close of Meeting

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

The meeting closed at 7.25pm.

Chair

Date