

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

At 6.00pm on Wednesday 1<sup>st</sup> February 2023

Held in the Council Chamber, Cedar Drive, Thrapston

### **Present:-**

#### Members

Councillor Jennie Bone (Chair)

Councillor Kirk Harrison

Councillor Bert Jackson

Councillor Barbra Jenney

Councillor Andy Mercer

Councillor Gill Mercer (Vice Chair)

Councillor Roger Powell

Councillor Michael Tye

Councillor Lee Wilkes

#### Officers

Karen Fossett (Interim Development Manager)

Pete Baish (Senior Development Management Officer)

Simon Aley (Planning Lawyer)

Louise Tyers (Senior Democratic Services Officer)

### **56 Apologies for non-attendance**

Apologies for non-attendance were received from Councillor Geoff Shacklock and Councillor Michael Tye attended as substitute.

### **57 Members' Declarations of Interest and Informal Site Visits**

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

No declarations of interest were made.

Councillors Bert Jackson and Jennie Bone declared that they had undertaken informal site visits to 2 Pleasant Row, Woodford (NE/22/01705/FUL).

Councillors Bert Jackson, Jennie Bone, Andy Mercer, Gill Mercer and Michael Tye declared that they had undertaken informal site visits to 2 Birchall Road, Rushden (NE/22/00940/FUL).

### **58 Minutes of the meeting held on 23 November 2022**

#### **RESOLVED:**

That the minutes of the Area Planning Committee Thrapston held on 23 November 2022 be confirmed as a correct record and signed.

## 59 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.

### (i) Planning Application NE/22/01075/FUL – 2 Pleasant Row, Woodford

The Committee considered an application for a single storey rear extension and removal of conservatory at the front of the property.

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.

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

Mr Wishart addressed the Committee and stated that he welcomed the officer's recommendation. The proposed works at the front of the property would improve its appearance and the development would lead to improved living space. There had also been no objections from Highways. There would be resizing of the parking space, but the number would remain the same. It should be noted that whilst having made an objection, Woodford Parish Council were not here tonight.

The Chair invited the Committee to determine the application.

During debate on the application, the following points were made:

- The objections from the Parish Council were understood but the reduction of parking spaces would only be from 1.5 to 1.
- It was accepted that the roads were narrow and difficult to pass but Members saw no safety or cumulative issues.

It was proposed by Councillor Roger Powell and seconded by Councillor Andy Mercer 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.

**(ii) Planning Application NE/22/00940/FUL – 2 Birchall Road, Rushden**

The Committee considered an application for the change of use from residential to three 1 bedroomed flats.

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 Neil Flynn, an objector and the Committee was given the opportunity to ask questions for clarification.

Mr Flynn stated that he was representing local residents. The property was an existing family dwelling and the proposed change of use was not in keeping with the area. Rubbish would be unsightly. There would only be one parking space and the overspill would be onto the road, causing issues for emergency vehicles. Tennyson Road Infants School was close by and we should be encouraging families into the area.

The Chair invited the Committee to determine the application.

During debate on the application, the following points were made:

- Rushden did not usually want flatted developments but in this case it was difficult to find any reasons for refusal. The property had already been converted from a shop into residential, so the principle was already well established. The appearance of the property would not change.
- On a visit to the site at 5pm on a Sunday, there were a large number of on road parking spaces so there should not be a shortage of parking. The Planning Officer confirmed that the Parking Beat survey had shown ample on street parking.

It was proposed by Councillor Kirk Harrison and seconded by Councillor Bert Jackson 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.

**60 Close of Meeting**

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

The meeting closed at 6.30pm.

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Chair

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Date