Area Planning Committee (Thrapston)
At 7:00pm on Tuesday 08 June 2021
Held in the Council Chamber at Cedar Drive, Thrapston

Present:

Members

Councillor Jennie Bone (Chair)
Councillor Wendy Brackenbury
Councillor Kirk Harrison
Councillor Geoff Shacklock
Councillor Gill Mercer (Vice Chair)
Councillor Annabel de Capell Brooke
Councillor Dorothy Maxwell
Councillor Lee Wilkes

1. Apologies for Absence

Apologies for absence were received from Councillor Barbara Jenney. Councillor Wendy Brackenbury attended as substitute.

2. Members' Declaration of Interest

Councillors	Application	Nature of Interest	DPI	Other Interest
Kirk Harrison	NE/21/00403/FUL	On Raunds Town Planning Committee		Yes

3. Informal Site Visits

Councillor Maxwell, declared that she had visited 102 Nene View, Irthlingborough (20/01587/FUL).

Councillor Wilkes declared that he had visited Enterprise Centre, Raunds (21/00403/FUL) and 102 Nene View, Irthlingborough (20/01587/FUL).

Councillor Mercer declared that she had visited 102 Nene View, Irthlingborough (20/01587/FUL).

Councillor Bone declared that she had visited 102 Nene View, Irthlingborough (20/01587/FUL), Enterprise Centre, Raunds (21/00403/FUL) and 164 High Street, Irthlingborough (21/00349/FUL).

4. Public Speakers

The following people spoke on the items as indicated:

- 20/01587/FUL – 102 Nene View, Irthlingborough – an objector, Irthlingborough Town Council and the agent for the applicant.

The Committee asked several questions of the speakers for the purposes of clarity.

5. Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report and representations made by public speakers at the meeting. It was noted that there was additional information on the applications included in the update sheet.

(i) 20/01587/FUL – 102 Nene View, Irthlingborough

The Committee considered an application for the demolition of existing building and erection of 8 dwellings including landscaping, formation of vehicular accesses to highways and highway improvement works.

The Committee noted that the Local Highway Authority had objected to the application and raised the same concerns regarding the width of the road, the increase in the number of vehicles, as well as the inadequate turning heads and poor visibility. Access and turning space for large vehicles, particularly emergency and service vehicles was of great concern. Members noted that the proposed increase in road width of 500mm was minimal, and vehicles would continue to park on the pavement.

The Committee also raised concerns regarding the impact of the development on local heritage sites, namely the church. It was felt that the development would not be in keeping with the existing street scene and would be an intensification of use. Members sought clarification regarding surface water drainage and potential flooding issues.

In response to the issues raised, officers advised that it was felt that the Local Highway Authority had not taken the existing situation into account, and that the proposed road width of 4.8m would be an improvement. The Committee was advised that the site was in flood zone 1, and a drainage strategy could be conditioned if Members felt it necessary. There would also be conditions addressing both landscaping and archaeology.

It was moved and seconded that the application be refused for the following reasons:

- Highway safety – The development would lead to an intensification of use of Nene View which is a sub-standard road, by introducing eight new dwellings. This could lead to difficulty for emergency, delivery and refuse vehicles accessing Nene View. No pedestrian footpath would be provided which would increase the safety risk to pedestrians. In addition there is limited visibility from Church Street to Nene View and the proposed intensification of use of this junction would increase this being a safety concern. The turning heads would not allow for a fire tender to turn around.

- Impact on the character and setting of the Grade 1 listed building, St Peters Church, and the loss of a historic wall, which would cause less than substantial harm.

On being put to the vote the Committee **agreed to refuse** the application, contrary to officer recommendation, for the two reasons specified. The wording of the reasons to be delegated to the Planning Development Manager in consultation with the Chair and Vice Chair.

(ii) Enterprise Centre, Michael Way, Raunds

The Committee considered an application for partial change of the use of Enterprise Centre to allow up to 6,750 sq ft of floor area to be used for flexible Class E/Class F1 (training) use.

During debate on the application the Committee sought clarification regarding parking provision, and whether the proposal would benefit existing users of the Enterprise Centre as well as external parties.

In response to the issues raised, officers advised that there was sufficient parking provision, and the proposal was seeking to support the viability and vitality for the existing users of the Enterprise Centre.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to Grant** the application subject to the conditions detailed in the officer report.

(iii) 164 High Street, Irthlingborough

The Committee considered an application for the conversion of 3-bed dwelling into two 1-bedroom self-contained apartments. All works internal.

The Committee noted that splitting the building into two separate dwellings would not result in an intensification of existing parking issues, and the space within each proposed dwelling was acceptable.

It was moved and seconded that the application be granted. On being put to the vote the Committee **agreed to grant** the application subject to the conditions detailed in the officer report.

6. <u>Exclusion of Press and Public</u>

It was RESOLVED that: -

The public and press be excluded from the meeting during consideration of the following item of business because exempt information, as defined under paragraphs 1 and 7 of Schedule 12A of the Local Government Act 1972, may be disclosed.

7. Article 4 Direction

The Committee considered a report seeking approval for the making of an immediate Article 4 Direction relating to the building as detailed in the officer report.

Officers confirmed that the Article 4 Direction would include everything located within the red line of the plan as shown.

It was moved and seconded that **approval be given** for the making of an immediate Article 4 Direction in respect of the site as detailed in the officer report, which removed the following permitted development right: Development consisting of the demolition of a building as comprised within Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

On being put to the vote, the Committee **resolved to approve** the making of an immediate Article 4 Direction.

Reason: To protect the amenity of the area by allowing the Council to take control of development that would otherwise be permitted.

8. Close of Meeting

The meeting closed at 20.33pm.