

Minutes of a meeting of the Area Planning Committee Wellingborough
held at 7.00 pm on Wednesday 7th December, 2022 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 Philip Irwin
Councillor King Lawal

Officers

Ms J Sandhu (Interim Planning Management and Enforcement Lead Manager)
Mrs D Kirk (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 apologies were received from Councillor Lora Lawman and Councillor Malcolm Ward.

2 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
Jonathan Ekins	NW/22/00685/VAR	Is a member on Finedon Town Council		Yes

3 Minutes of the meeting held on 9 November 2022

RESOLVED:-

That the minutes of the Planning Committee held on 9 November 2022, be confirmed as a correct record and signed.

4 Planning Application NW/22/00685/VAR - 8 Regent Street, Finedon

The Committee considered an application for the amendment of condition 2 (approved plans) and 9 (compliance with category 2 of the national accessibility standards) of planning permission reference NW/22/00256/FUL. The reason for amending condition 2 is to provide an updated drawing to cater for alterations made to parking areas to allow drop kerb arrangements between sets of parking bays to meet highway requirements. The reason for amending condition 9 is to enable the dwellings to be built to some of the category 2 (accessible and adaptable dwellings) where possible of the schedule of the Approved Document M of the Building Regulations (2015) at 8 Regent Street, Finedon.

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 which Councillor Malcolm Ward (Ward Councillor), had queried why the variation had been brought to Committee, when the original application had not. It was clarified that Finedon Parish Council had raised objections to the previous planning permission reference NW/22/00256/FUL, however these were received outside the consultation period, and accordingly a delegated decision was made, and the officer report fully considered the points of objection.

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 Mr Steve Clark, as a representative on behalf of the agent.

Mr Steve Clark, a representative on behalf of the agent, made the following principal comments:

- (i) Mr Clark explained that this was a variation to amend condition 2 to the approved planning permission around the frontage parking and pedestrian access and relocating parking spaces to avoid an existing telecom box;
- (ii) He stated that the only objection received had been from Finedon Town Council and no other consultees;
- (iii) Mr Clark referred to one of Finedon Town Council's objections, in relation to no consideration for existing residents that currently use the frontage on the development for parking. He stated that vehicles parking in that frontage area of a splay junction are in contravention of the Highway Code;
- (iv) He referred to the loss of one parking space and the access would now be moved further away from the junction with Affleck Bridge. These were not deemed an issue by the local highway authority.

A Ward Member referred to this development on the former site of Finedon Health Centre which had been redundant for many years and stated that a lot of residents use this as an overspill car park. He could see no reason to refuse this planning application and considered the loss of one parking space was not significant. The member stated that our Development Management Officers are good at ensuring that design of a planning application is delivered in keeping with local amenities and the look of the area, and referred to examples at Glenvale Park and Stanton Cross.

It was proposed by Councillor Jonathan Ekins and seconded by Councillor Philip Irwin 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 7 in the report.

5 Appeal Information

RESOLVED:-

That the Appeal Information be noted.

6 Planning Appeal Decision Letter

RESOLVED:-

That the Planning Appeal Decision Letter for the following be noted:

(a) 420 Kettering Road, Orlingbury.

7 Close of meeting

Chair

Date

The meeting closed at 7.10 pm