

Area Planning Committee (Thrapston)

At 7:00pm on Monday 20 September 2021

Held in the Council Chamber, Cedar Drive, Thrapston

Present:

Councillor Jennie Bone (Chair)	Councillor Gill Mercer (Vice Chair)
Councillor Wendy Brackenbury	Councillor Kirk Harrison
Councillor Bert Jackson	Councillor Barbara Jenney
Councillor Dorothy Maxwell	Councillor Roger Powell
Councillor Lee Wilkes	

23. Apologies for Non-attendance

Apologies for non-attendance were received from Councillors Annabel de Capell Brooke and Geoff Shacklock. Councillors Wendy Brackenbury and Bert Jackson attended as substitutes.

24. Members' Declarations of Interest

Councillors	Application	Nature of Interest	DPI	Other Interest
Jennie Bone	NE/21/00954/VAR 20 High Street, Higham Ferrers	Had provided advice to an objector on how to object to the application.		Yes
Wendy Brackenbury	20/01154/FUL & 20/01155LBC Home Farm Cottages, Lower Street, Twywell	Had been appointed as Chair of Twywell Parish Council		Yes (Did not take part in the debate or vote on the application)

25. Informal Site Visits

Councillor Jennie Bone declared that she had visited 4 Main Street, Hemington (20/01466/FUL), 20 High Street, Higham Ferrers (NE/21/00954/VAR), Home Farm Cottages, Lower Street, Twywell (20/01154/FUL & 20/01155/LBC), 119 High Street, Rushden (NE/21/00926/FUL), Land Rear of 7-12 The Willows, Thrapston (NE/21/00542/REM), 29 High Street, Stanwick (NE/21/00677/FUL) and Hall Farm, Main Street, Wigsthorpe (NE/21/00906/FUL).

Councillor Bert Jackson declared that he had visited 20 High Street, Higham Ferrers (NE/21/00954/VAR) and 119 High Street, Rushden (NE/21/00926/FUL)

when the previous applications had been considered by the former East Northamptonshire Council.

Councillor Barbara Jenney declared that she had visited 119 High Street, Rushden (NE/21/00926/FUL) when the previous application had been considered by the former East Northamptonshire Council.

Councillor Dorothy Maxwell declared that she had visited 4 Main Street, Hemington (20/01466/FUL), 20 High Street, Higham Ferrers (NE/21/00954/VAR), Home Farm Cottages, Lower Street, Twywell (20/01154/FUL & 20/01155/LBC), 119 High Street, Rushden (NE/21/00926/FUL), 29 High Street, Stanwick (NE/21/00677/FUL), Hall Farm, Main Street, Wigsthorpe (NE/21/00906/FUL) and Brickworks Farm, Church Street, Hargrave (NE/21/00791/FUL).

Councillor Gill Mercer declared that she had visited 119 High Street, Rushden (NE/21/00926/FUL) when the previous application had been considered by the former East Northamptonshire Council.

26. Minutes of the Meeting held on 16 August 2021

The minutes of the meeting held on 16 August 2021 were approved as a correct record.

27. Public Speakers

The following people spoke on the items as indicated:

- 20/01466/FUL 4 Main Street, Hemington – a representative of Hemington Parish Council and the applicant.
- NE/21/00954/VAR 20 High Street, Higham Ferrers – an objector.
- 20/01154/FUL Home Farm Cottages, Lower Street, Twywell – an objector and the Agent for the Applicant.
- NE/21/00926/FUL 119 High Street, Rushden – a representative of Rushden Town Council.
- NE/21/00542/REM Land Rear of 7-12 The Willows, Thrapston – the applicant.
- NE/21/00677/FUL 20 High Street, Stanwick – an objector.
- NE/21/00791/FUL Brickworks Farm, Church Street, Hargrave – the Agent for the Applicant.

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

The Committee considered the planning applications 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) 20/01466/FUL – 4 Main Street, Hemington

The Committee considered an application for the erection of a new 3 bedroom home and provision of off street car parking for the applicant property and also

nos. 1-4 Main Street. The application had been brought to the Committee as there had been an objection from Hemington Parish Council, the application had been called in by Councillor Geoff Shacklock and there had been more than three neighbour objections to the application.

During the debate on the application, Members raised the issue of whether it would be possible to include a condition which would require a suitable boundary to be included which would prevent light from car headlights using the parking area affecting neighbouring houses. Members sought clarification as to whether the access drive would be maintained by the applicants or by the residents and how enforceable that would be.

In response to the issues raised, the planning officer advised that the boundary treatments condition could be amended to include reference to a boarded fence on the eastern boundary between the parking area and neighbouring property. The maintenance of the access driveway could also be conditioned with a condition which would go with the land.

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's report and an additional condition to agree a scheme of maintenance (including maintenance responsibilities) for the access road. To amend the recommended boundary screening condition to include reference to a close boarded fence on the eastern boundary between the parking and garden of Silver Birches.

Wording of the access maintenance condition only shall be delegated to the Director of Place and Economy in consultation with the Chair and Vice Chair.

(ii) NE/21/00954/VAR – 20 High Street, Higham Ferrers

The Committee considered an application for the variation of two conditions pursuant to application number 17/01941/FUL – change of use to B1, B2 and A3. Planning permission was granted on 5 December 2017 and was subject to eight conditions. This application sought to vary condition 4, which prohibited air conditioning condensers and other plant/equipment, and condition 8, the approved plans. The application had been brought to the Committee as there had been an objection from Higham Ferrers Town Council and from more than two neighbours and other interested parties.

During the debate on the application, Members questioned about the decibel levels of the air conditioning units and how they would be accessed for maintenance. Questions were also asked about the hours of operation of the proposed units and it was suggested that a condition be included to limit the operating hours of the units.

In response to the issues raised, the planning officer advised that access to the units would be through the adjacent restaurant. Officers had received a certain level of information about the condensers to be used and Environmental Protection had stated that the units were acceptable and had not suggested any conditions.

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's report and an additional condition limiting air conditioning unit operating hours. Hours to be negotiated with the applicant.

Wording of the additional condition shall be delegated to the Director of Place and Economy in consultation with the Chair and Vice Chair.

(iii) 20/01154/FUL – Home Farm Cottages, Lower Street, Twywell

The Committee considered an application for the conversion of a Grade II Listed farm building and attached cottage to create a single dwelling (Class C3); demolition of a modern extension to the barn and an outbuilding; and construction of a combined garage and carport. The application had been brought to the Committee as there had been more than three objections raising material matters.

During the debate on the application, Members questioned why the alternative access was not being used as it would have less impact on the neighbouring property. Questions were also asked about water run-off from the proposed road.

In response to the issues raised, the planning officer advised that the alternative access had been discussed with the applicant, but it was deemed by the Conservation Officer that the amount of road needed would be considerably more harmful than the access proposed. With regards to water run-off, condition 6 was a pre-commencement condition which required approval of details of the access road including the material for the road surface.

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's report and the rewording of condition 6 to include reference to the need of approval of surface water drainage for access, and the addition of conditions regarding water consumption and no burning.

(iv) 20/01155/LBC – Home Farm Cottages, Lower Street, Twywell

The Committee considered an application for listed building consent for external and internal alterations to Grade II Listed buildings to allow for their conversion into a residential dwelling; demolition of a modern extension and a curtilage listed building; and construction of a combined garage and carport. The application had been brought to the Committee as it was associated with full application 20/01154/FUL which was being considered by the Committee due to the number of objections received.

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

The meeting adjourned at 9.10pm and reconvened at 9.15pm.

(v) NE/21/00926/FUL – 119 High Street, Rushden

The Committee considered an application for the conversion and extension of a store to the rear of shops at 119 High Street, Rushden to form a single dwelling within Class C3 (resubmission of application 20/01654/FUL). The application had been brought to the Committee as there had been a material objection from Rushden Town Council which could not be satisfactorily resolved.

During the debate on the application, Members were concerned that no parking provision was being proposed, which highways had objected to, and would take up space on the highway and public car parks. It was members' view that the application was very poor and did not have a lot of merit. There were concerns that the application was an overdevelopment of the site as there were already four flats on the site. It was noted that a previous appeal had been dismissed but the Inspector had rejected four of the refusal reasons put forward by the Council.

It was moved and seconded that the application be refused. On being put to the vote the Committee **agreed to refuse** the application, contrary to officer recommendation, for the following reasons:

- Detrimental impact on future occupiers as living accommodation would need to be lit artificially and outlook would be oppressive.
- Would result in a detrimental impact on highway safety given the lack of parking.
- Overdevelopment of the site.

Wording of the refusal reasons shall be delegated to the Director of Place and Economy in consultation with the Chair and Vice Chair.

29. Suspension of Meeting Procedure Rule 10

RESOLVED:

That Meeting Procedure Rule 10 (Guillotine) be suspended to enable the Committee to continue the business on the agenda.

30. Continuation of Planning Applications

(vi) NE/21/00542/REM – Land Rear of 7 – 12 The Willows, Thrapston

The Committee considered a reserved matters application for revised house types within parameters of approved scale, appearance, landscaping and layout pursuant to application 18/02459/OUT – proposed residential development to erect four dwellings on redundant land. The application had been brought to the Committee as there had been more than three neighbour objections.

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's report.

(vii) NE/21/00677/FUL – 29 High Street, Stanwick

The Committee considered an application for a proposed single storey front and side extension, first floor extensions above garage and existing utility/dining room. Removal of columns and arches to the side/rear of the property. The application had been brought to the Committee as there had been an objection from Stanwick Parish Council.

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's report.

(viii) NE/21/00906/FUL – Hall Farm, Main Street, Wigsthorpe

The Committee considered an application for the construction of a Park railing fence, 1 metre from the edge of adopted highway on a grass verge. The application had been brought to the Committee as there had been an objection from Lilford, Wigsthorpe and Thorpe Achurch Parish Council.

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's report.

(ix) NE/21/00791/FUL – Brickworks Farm, Church Street, Hargrave

The Committee considered an application for the conversion of an agricultural building to one residential dwelling. The application had been brought to the Committee as there had been an objection from Hargrave Parish Council.

During the debate on the application, Members had concerns about the safety of the access road, which was currently used by large agricultural vehicles and would be unlit.

In response to the concerns raised, the planning officer confirmed that the use of the road by agricultural vehicles would cease and this could be conditioned if the Committee was minded to grant the application.

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's report and update sheet and an additional condition to ensure that agricultural use of the access ceases.

Wording of the additional condition to be delegated to the Director of Place and Economy in consultation with the Chair and Vice Chair.

31. Close of Meeting

The meeting closed at 22.35pm.

Chair

Date