



LATE LETTERS' LIST

**North Northamptonshire Area Planning Committee
(Wellingborough)**

13 October 2021

Report of the Executive Director Place and Economy

NW/21/00497/FUL Parochial Rooms, Adjacent 13 College Street, Wollaston

A further objection letter has been received from Wollaston Parish Council since the report was drafted.

The following points have been raised:

- Whilst the applicant has responded to a number of objections from the earlier application no attempt has been made to mitigate or provide off road parking.
- Continue to question the validity of the parking beat survey and point out that the Primary School is situated in College Street and at drop off and pick up times there is no spare parking spaces between South Street and St Michaels Lane
- The ground space of the entire demolished kitchen etc would provide sufficient space with street access for off road parking for both dwellings.
- A site viewing is requested and request the application is amended accordingly to provide off road parking in accordance with the Northamptonshire Parking Standards.

Highways response:

- confirm that the potential access would offer no pedestrian/ vehicle intervisibility and an access width that would not be acceptable (minimum of 5.5m required between structures) and therefore does not appear to be a viable option.

Updated Condition wording

Condition 1 – Updated Reason as Follows:

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 4 – Updated as follows (additional text shown in bold)

Prior to the first occupation of the development hereby approved, all new **doors and windows**, including the rooflights will be installed in accordance with details that shall have been first submitted for approval in writing by the local planning authority. Details shall include as a minimum details of all proposed windows and conservation rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of

glazing type, framing, glazing bars, cills, finish, and ironmongery and detail the levels of obscurity and opening.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

NW/21/00540/REM Land adj. 79-81 Farndish Road and rear 2 to 26 James Street, Irchester.

Two late representations have been received in respect of the above:

Irchester Parish Council - Confirmed they have no objections to the amended plans.

North Northamptonshire Landscape officer – no objections

“The native hedge on the field boundaries are shown as being on the field side of a close boarded fence. It is not clear if this will be in the ownership of adjacent properties or included with the structural landscape elements which will presumably be maintained by a management company.

There is a heavy reliance on *Prunus lusitanica* as a structural hedge concentrated along the boundary of the easement. It will require regular maintenance and could be perceived as a lost opportunity in biodiversity terms. There is a curious juxtaposition of these hedges adjacent to plot 69. Reference is made to the possible need to adjust tree positions in relation to services but I can see no obvious reference to providing root directors where trees are within influencing distance of the highway. This could result in difficulty at the adoption stage.

I see that the parish council would favour the provision of a formal footpath from the site entrance to James Road. I consider that this would not be compatible with retaining the highway trees.”