

Minutes of the Area Planning Committee Wellingborough

held at 7.00 pm on Wednesday 15th December, 2021 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Matt Binley
Councillor Jonathan Ekins

Councillor Malcolm Waters (Vice Chair)
Councillor Lora Lawman
Councillor Malcolm Ward

Officers

Mr M Swann (Principal Planning Manager)
Mrs D Kirk (Senior Development Management Officer)
Mrs C Haybyrne (Technical Services Team Leader)
Mr N Bell (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Support Officer)

Also in attendance – Councillor Graham Lawman as an observer.

1 Apologies for non-attendance

It was noted that apologies were received from Councillor Paul Bell, Councillor King Lawal and Councillor Ken Harrington.

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
Matt Binley	NW/21/00794/FUL	Submitted concerns as Ward Councillor which were contained in the report under the consultation responses.		Yes (left the room and did not take part in any voting).

3 Minutes of the meeting held on 13 October 2021

RESOLVED:-

That the minutes of the Planning Committee held on 13 October 2021, be confirmed as a correct record and signed.

Items requiring a decision

4 Planning Application NW/2001/00727/FUL - 5 North Street, Mears Ashby

The Committee considered an application for a single storey one-bedroom annexe attached to an existing detached garage at 5 North Street, Mears Ashby.

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 additional information included in the Committee update report.

It was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair then invited the Committee to determine the application.

The Committee considered there to be more than adequate car parking spaces and no overshadowing. They welcomed the condition that the annexe could only be used for residential purposes ancillary to the main dwelling.

It was proposed by Councillor Lora Lawman and seconded by Councillor Malcolm Ward 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 4 in the report.

5 Planning Application NW/21/00794/FUL - 74 Roberts Street, Wellingborough

The Committee considered an application for the creation of a new 3 bedroom detached house, a new vehicular access, hardstanding for the parking of vehicles, boundary treatments and landscaping at 74 Roberts Street, Wellingborough.

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.

It was recommended that planning permission be granted subject to the conditions set out in the report.

Requests to address the meeting had been received from the Ward Councillor, Councillor Matt Binley, who was also a member of the Area Planning Committee (Wellingborough) and the applicant, Mr Daniel Bezzina. The Committee was given the opportunity to ask questions of clarification.

The Ward Councillor, Councillor Matt Binley, declared a registerable interest at the beginning of the meeting, in relation to an objection he had submitted, which was contained in the Committee Report.

The Ward Councillor, Councillor Matt Binley, raised the following principal comments:

- (i) Concerns in relation to highways and considered there to be lack of continuity in relation to the initial comments made by the Local Highway Authority (LHA) and the latter;
- (ii) Considered the street to be congested, not wide enough with parking issues, the road being in poor condition and access concerns for emergency services vehicles; pot holes in the road; heavy construction vehicles and nowhere for these vehicles to park bringing further obstructions;
- (iii) Felt the proposal should be treated as a new build property and have adequate car parking spaces;
- (iv) The impact on loss of light to the neighbouring property, 76 Roberts Street.

(After addressing the Committee, the Ward Councillor, Councillor Matt Binley, left the room and did not take part in any voting).

The applicant, Mr Daniel Bezzina, then addressed the Committee and raised the following principal comments:

- (i) The applicant currently lives at 74 Roberts Street;
- (ii) The proposed site was currently used as the side garden of 74 Roberts Street;
- (iii) Similar dwellings had been built in comparable gaps in the street;
- (iv) The degree lines for the proposal in relation to loss of light had been observed;
- (v) A Parking Beat Survey had been carried out;
- (vi) The applicant would like to build a family home which he considered would sit well in the surroundings.

Several Committee members commented on the planning application. It was stated that 74 Roberts Street did have a double sized plot and would fit in with the street scene; they considered it not to be overdevelopment. The Committee did appreciate the busy road and cars parked half on the pavement and a comment was made that the proposal could bring more vehicles putting more pressure on Roberts Street. A question was raised of the Senior Development Management Officer in relation to policy and was this proposal departing from policy as two off road car parking spaces are required for a new build property.

The Senior Development Management Officer responded that the Northamptonshire parking standards supplementary planning document is guidance which require two parking spaces to be provided for a three bedroom dwelling. In this instance only one parking space was being provided for the proposed development and would result in a shortfall of one parking space. As a result of the shortfall and in accordance with the guidance set out in the supplementary planning document, a Parking Beat Survey was carried out and the results looked at by the Local Highway Authority (LHA), who considered there to be adequate car parking available on the street.

The Legal Adviser also responded to a question by the Committee when a member asked if officers and the applicant could work together and create two off road car parking spaces. The Legal Adviser stated that it was not for the Committee to design the scheme and the Local Highway Authority (LHA) had not objected.

The Chair then invited the committee to determine the application.

It was proposed by Councillor Jon Ekins and seconded by Councillor Malcolm Ward that planning permission be granted.

On being put to the vote, the motion for approval was carried by 4 votes and 1 abstention.

RESOLVED:-

That planning permission be granted subject to the conditions (and reasons) numbered 1 to 14 in the report.

(Councillor Matt Binley returned to the meeting for the following planning application).

6 Planning Application NW/21/00843/VAR - 15 Chequers Lane, Grendon

The Committee considered an application to vary conditions 1 (approved plans), 4 (driveways laid out), 7 (CEMP), 8 (boundary treatment), 11 (location of refuse/recyclable materials), 14 (detailed landscaping scheme), 16 (details of ground surface areas), 17 (lighting of private driveways), 18 (details of electrical charging points) and 19 (new nesting opportunities for birds, bats and insects) following grant of planning permission reference WP/19/00541/FUL and the regularisation of the siting of plots 4 and 5, the raising and repositioning of the rear bedroom window serving plot 4; the repositioning of the two parallel parking spaces serving plot 5; an amendment to the layout of the private driveway including the removal of a section of block paving and replacement with tarmac and the addition of stone lintels to plots 4 and 5 and removal of brick window headers. (Amended description and amended plans) at 15 Chequers Lane, Grendon.

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 additional information included in the Committee update report.

It was recommended that planning permission be granted subject to the conditions set out in the report.

The Legal Adviser referred to incorrect statements made in letters from an objecting neighbour in relation to Plots 4 and 5. The Legal Adviser confirmed that the development was not unlawful but unauthorised, and the ability to vary plans can be done via Section 73 of the Town and Country Planning Act 1990 (as amended).

A request to address the meeting had been received from Mr Aaron Simon, a representative on behalf of the applicant. The Committee was given the opportunity to ask questions of clarification.

Mr Aaron Simon, the representative on behalf of the applicant addressed the Committee and raised the following principal comments:

- (i) The applicant (Seagrave Developments Limited) had purchased the development with the existing consent in place;
- (ii) Due to incorrect data held by the Land Registry some of the drawings had been drawn up incorrectly;
- (iii) The representative explained the reasoning of the repositioning of Plots 4 and 5 and referred to the detached dwelling and garage at 26A Main Road. A discrepancy had occurred in relation to the position of 26A Main Road and garage which had been shown incorrectly on the approved plans and did not match the footprint.

Members thanked the Senior Development Management Officer for her thorough explanations in relation to the variations being sought. They considered this to be a genuine error and welcomed the houses in the village and felt there was no overlooking or privacy impeded.

The Chair then invited the Committee to determine the application.

It was proposed by Councillor Jon Ekins and seconded by Councillor Lora Lawman 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 21 in the report.

7 Planning Application NW/21/00898/VAR - 120-140 Glebe Road, Mears Ashby

The Committee considered an application for the removal of condition 17 (the 2,485 square metre event building (Building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods) under planning permission reference WP/20/00272/FUL. To allow garden furniture/outdoor living goods sales in approved Building C at 120-140 Glebe Road, Mears Ashby.

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 additional information included in the Committee update report.

It was recommended that planning permission be granted subject to the conditions set out in the report and the updated wording in relation to Conditions 1 and 8 referred to in the Committee update report.

A request to address the meeting had been received from the applicant, Mr David Brown. The Committee was given the opportunity to ask questions of clarification.

The applicant, Mr David Brown, addressed the Committee and raised the following principal points:

- (i) He referred to the success of the ice skating rink at Beckworth Emporium over many years but since the impact of Covid 19 this was unable to operate for the last two years;
- (ii) The applicant stated that he had to look for a more reliable income for his business as the ice skating alone could not be the sole purpose, hence the variation to the previously approved planning permission to now allow for garden furniture to be sold.

The Chair then invited the Committee to determine the application.

Several comments were made by the Committee including how the business was an excellent facility in the area and during these incredibly difficult times we should recognise the business having to adapt. A comment was also made to the applicant regarding the difficult egress of the site and if something could be done in the future.

It was proposed by Councillor Jon Ekins and seconded by Councillor Lora Lawman 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 2 to 7, in the report, and subject to the revised conditions (and reasons) numbered 1 and 8, as set out below:-

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - MSC1921-02 D (site plan as proposed) received 9 June 2020;
 - MSC1921-04 B (site plan as proposed - phasing) received 13 July 2020;
 - BW2019-12 Rev C (proposed ground floor plan - buildings A & B) received 14 May 2020;
 - BW2019-13 REV E (proposed ground floor plan - building C & canopy D) received 13 October 2021;
 - BW2019-14 Rev C (proposed roof plan - building A & B) received 14 May 2020;
 - BW2019-15 Rev C (proposed roof plan - building C & canopy D) received 14 May 2020;
 - BW2019-17 Rev K (Proposed Elevations - Buildings A & B & Canopy E) received 14 May 2021;
 - BW2019-23 Rev B (site location plan) received 14 May 2020;
 - BW2019-24 Rev A (canopy E proposed ground floor plan & roof plan) received 14 May 2020;
 - MSC1921-03 (structures 28 and 31 to be relocated) received 14 May 2020;
 - Building A materials and colour palette received 23 June 2020;
 - Building B materials and colour palette received 23 June 2020;
 - Building C materials and colour palette received 23 June 2020;
 - BE-LE-GEN-XX-DR-CE-500 Rev A (SWS drainage strategy layout) received 1 July 2020;
 - Malcolm Scott Consultant Limited Green Travel Plan contained within the Transport Statement dated March 2020 received 14 May 2020;
 - MicroDrainage File Beckworth Emporium SWS Building dated 17 June 2020 (10 pages) received 1 July 2020;
 - MicroDrainage File Beckworth Emporium SWS dated 1 July 2020 (8 pages) received 1 July 2020;
 - Letter from Simon Jones - Parry dated 30 June 2020 entitled 'addressing comments of the local lead flood authority 28 May 2020' received 1 July 2020;
 - Letter from Chris Primett dated 6 July 2020 entitled 'proposed planning condition controlling the proposed surface water drainage received 6 July 2020;
 - MSC1921-04 Rev A (proposed phasing plan) dated 6 July 2020 received 6 July 2020;
 - H00202/1 (layout and landscape proposals) received 13 July 2020; Wardale Covered Cycle Shelter specification sheet (2 pages) colour galvanised and Sheffield cycle stands colour galvanised received 20 July 2020.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

8. The 2,485 square metre of building (building C) shall not be used other than for:
- a) retail solely for garden furniture/garden leisure goods, as specified in the list of goods set out below:
Garden furniture and benches;
Gazebos and parasols;
Barbeques, fire pits, patio gas and outdoor cookers;
Pans and cooking utensils designed for use on a barbeque or other outdoor cooker;
Drinks coolers;
Wood and charcoal;
Outdoor heating equipment - patio gas.
unless otherwise agreed in writing with the local planning authority,
 - b) D2 leisure purposes which shall include ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for any other form of retail sales such as food,
 - c) any warehousing provision accommodated in association with the uses set out in a) and b) above, and
 - d) ancillary hot and cold refreshments in association with the leisure activities.

Reason: To maintain planning control over the development in order to prevent unauthorised non garden related retail sales in the open countryside in accordance with policy 12 (a) of the North Northamptonshire Joint Core Strategy.

Items to note

8 Appeal information

RESOLVED:-

That the Appeal Information be noted.

9 Delegated Officers' Report

RESOLVED:-

That the Delegated Officers' report be noted.

10 Close of meeting

Chair

Date

The meeting closed at 8.20 pm