

Minutes of the Area Planning Committee Thrapston

At 7.00pm on Monday 17th January 2022

Held in the Council Chamber, Cedar Drive, Thrapston, NN14 4LZ

Present:-

Members

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

Officers

Carolyn Tait (Planning Development Manager)
Amie Baxter (Principal Development Management Officer)
Sunny Bains (Senior Development Management Officer)
Simon Aley (Planning Solicitor)
Troy Healy (Principal Planning Manager)
Fiona Hubbard (Senior Democratic Services Officer)
Louise Tyers (Senior Democratic Services Officer)

47 Apologies for non-attendance

An apology for non-attendance was received from Councillor Kirk Harrison and Councillor Wendy Brackenbury was attending as substitute. Councillor Bert Jackson attended the meeting as substitute due to the vacant seat on the Committee.

48 Members' Declarations of Interest

The Chair invited those who wished to do so to declare interests in respect of items on the agenda.

No declarations of interest were made.

49 Informal Site Visits

Councillors Jennie Bone, Bert Jackson and Dorothy Maxwell declared that they had visited all of the sites on the agenda.

50 Minutes of the meeting held on 20 December 2021

RESOLVED:-

That the minutes of the Area Planning Committee held on 20 December 2021, be confirmed as a correct record and signed.

51 Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report and noted any additional information on the applications included in the Committee Update Report.

(i) Planning application NE/21/01497/FUL – 48 High Street, Irthlingborough

The Committee considered an application for the partial change of use of the ground floor to allow for the creation of 1 flat, installation of obscure glazed full depth window and roof lantern.

The Principal 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.

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 Councillor Steve Boyer of Irthlingborough Town Council and the Committee was given the opportunity to ask questions for clarification.

Councillor Boyer addressed the Committee and stated that the unit was on a two-way street which was often used as shortcut. It was the Town Council's view that the road was already being used and it was probable that any resident would have to find somewhere else to park.

The Chair invited the Committee to determine the application.

Members advised that there was a lack of parking provision as the premises was situated in an area where people already congregated due to there being two takeaways and an off-licence and cars were already parking on double yellow lines. There was concerns at the noise and smells which emanated from the nearby food units. There was also concerns at the lack of ventilation in the proposed unit as the windows would be non-opening. To protect the remaining retail unit, it was suggested that a condition should be added to remove the permitted development rights to prevent it being turned into residential use. It was also suggested that there should be a condition to limit occupation of the dwelling to a single person.

In response, officers clarified that the proposed change of use to residential meant that the required parking was reduced compared to the existing retail unit. There was already a high level of residential properties in the area and Environmental Protection had not raised any concerns over noise and smells.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Wendy Brackenbury that planning permission be granted.

On being put to the vote, there were 6 votes for the motion and 2 against, therefore the motion for approval was carried.

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons) numbered in the report and the following additional conditions:

1. Opening windows to the bedroom and living room (courtyard side);
2. Single occupancy restriction; and
3. Removal of Permitted Development rights preventing the change of use of the remaining retail unit to a residential use.

The wording of these conditions is to be delegated to the Executive Director of Place and Economy.

(ii) Planning application NE/21/01940/VAR – Kemps Close, Church Street, Hargrave

The Committee considered an application for the variation of Condition 3 – agricultural occupancy requirement pursuant to application 72/0142/2/OTR: establishment of agricultural holding with ancillary dwelling and workshop.

The Senior Development Management Officer presented the report which detailed the proposal, description of the site, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

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

The Chair invited the Committee to determine the application.

It was proposed by Councillor Gill Mercer and seconded by Councillor Dorothy Maxwell 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 in the report.

(iii) Planning application – NE/21/01134/FUL – Land known as The Poplars, Brick Kiln Road, Raunds

The Committee considered an application for the erection of 14 dwellings and associated works.

The Senior Development Management Officer presented the report which detailed the proposal, description of the site, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission not be granted until the Lead Local Flood Authority (LLFA) had given its advice on the application. When the LLFA advice had been received the Committee would delegate the power to determine the application to the Director of Place and Economy.

It was noted that an outline consent (18/01744/OUT) had already been approved on the site for 10 dwellings along with the access point.

A request to address the meeting had been received from the agent Matt Collerson. Mr Collerson was unable to attend the meeting and a statement was read out on his behalf.

The Chair invited the Committee to determine the application.

Members stated that it was frustrating that no response had yet been received from the LLFA particularly as flooding was a big concern in the area. There was concern at the reduced amenity space on the development. There were also still concerns at the proposed access point which had now been moved to be adjacent to the access to the neighbouring allotments.

In response, officers clarified that there was no policy requirement for public opens space on the development due to its size. It should also be noted that Highways had raised no objections to the proposed access point.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Dorothy Maxwell that planning permission be refused.

On being put to the vote, there were 3 votes for the motion and 4 against, therefore the motion for refusal was lost.

It was then proposed by Councillor Lee Wilkes and seconded by Councillor Wendy Brackenbury that determination of the application be deferred.

On being put to the vote, the motion for deferral was unanimously carried.

RESOLVED:-

That determination of the application be deferred to a later Committee meeting to allow officers to report back on the following:

1. Officers to seek clarification from Highways about the proximity of the access to the allotments access and whether this was considered when providing their comments;
2. Lead Local Flood Authority comments; and
3. Officers to investigate the cumulative impact of the proposal on local children's play space as none is provided on site.

52 Close of Meeting

The meeting closed at 9.03pm.

Chair

Date