

## **Minutes of the Area Planning Committee Wellingborough**

held at 7.00 pm on Wednesday 11th May, 2022 in the Council Chamber,  
Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

### **Present:-**

#### Members

Councillor Clive Hallam (Chair)  
Councillor Matt Binley  
Councillor Jonathan Ekins  
Councillor Philip Irwin (Substitute)

Councillor Malcolm Waters (Vice Chair)  
Councillor Ken Harrington  
Councillor Lora Lawman

#### 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)

Also in attendance – Councillor Graham Lawman as an observer.

### **1 Apologies for non-attendance**

It was noted that apologies for absence were received from Councillor Paul Bell, Councillor King Lawal and Councillor Malcolm Ward. Councillor Philip Irwin attended as a Substitute for 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.

There were no declarations received.

### **3 Minutes of the meeting held on 6 April 2022**

#### **RESOLVED:-**

That the minutes of the Planning Committee held on 6 April 2022, be confirmed as a correct record and signed, subject to Councillor Scott Brown being added to the minutes as an observer.

### **4 Planning Application NW/22/00164/FUL 34 Howard Road, Wollaston**

The Committee considered an application for an existing single storey rear projection. Part two storey part single storey rear extension and loft conversion with rear dormer and two front roof lights at 34 Howard Road, Wollaston.

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.

A request to address the meeting had been received from the applicant.

Mr Steve Solomon, the applicant, addressed the Committee and raised the following principal comments:

- (i) The applicant was in attendance to reassure any neighbour concerns that he was not developing the property to sell but it was no longer large enough for his grown up children and he was making it more suitable to live in for 5 people;
- (ii) He concurred with the Senior Development Officer's comments when she presented the report, that the property currently had parking provision for 2 car parking spaces, in a tandem arrangement, but the scheme had been amended to take into account comments by Highways, for the provision of triple car parking, therefore introducing an additional car parking space. It was noted that covered bicycle parking would also be provided. There was a condition in the report that prior to the loft and additional rear dormer extension, details of the permitted proposed covered bicycle parking should be submitted to and approved by the local planning authority. The applicant added that he was happy to provide 3 car parking spaces.

The Chair then invited the Committee to determine the application.

During the debate, the Committee considered it to be a well thought out scheme which provided the additional car parking space and a covered bicycle area; the applicant had complied with the rules as set out in Northamptonshire Parking Standards, to provide 3 car parking spaces in total and the applicant had done everything asked of him and there was no reason to refuse the planning application.

A member commented that she was disappointed that this planning application had come to Committee and referred to the adopted revised Officer Scheme of Delegation approved by Full Council on 31 March 2022. In relation to the objection submitted by Wollaston Parish Council there was no material planning consideration to refuse the application as the applicant was providing 3 car parking spaces. She added that Officers and Town or Parish Councils should liaise with each other. The Chair stated that this matter had been reported to Senior Officers.

It was proposed by Councillor Jon Ekins and seconded by Councillor Ken Harrington 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 5 in the report.

**5 Appeal Information**

**RESOLVED:-**

That the Appeal Information be noted.

**6 Planning Appeal Decision Letter/s**

**RESOLVED:-**

That the Planning Appeal Decision Letters be noted.

**7 Close of meeting**

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Chair

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Date

The meeting closed at 7:14 pm.