

## IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 10<sup>TH</sup> JANUARY 2023 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors P Boyer, S Boyer, C Cross, E Hopkinson, D Maxwell and T Walton (arrived 7.05pm)

ALSO PRESENT: David Maddock and Alan Mayes – co-opted members

### AGENDA

74.APOLOGIES – TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCES RECEIVED IN ADVANCE OF THE MEETING

Councillor J Farrar – Family Commitment

**RESOLVE PLN/01(23)/78** - that Councillor J Farrar's apology be accepted.

75.DECLARATIONS OF INTEREST – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST AND OTHER INTERESTS AND THE NATURE OF THOSE INTERESTS RELATING TO ITEMS ON THE AGENDA.

Item 78E) NE/22/01305/FUL – PROPOSAL FOR REPLACEMENT WINDOWS AT FORMER BAPTIST CHAPEL, MEETING LANE, IRTHLINGBOROUGH – **AMENDED PLANS** – Co-opted member D Maddock – family buried on site

Item 78F) NE/22/01375/FUL – PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2 X 2 BEDROOMED FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (**REVISED RESUBMISSION OF 20/01181/FUL**) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY IRTHLINGBOROUGH NN9 5SD – Co-opted member D Maddock Trustee of Louisa Lilley Alms Houses

Item 78F) NE/22/01375/FUL – PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2 X 2 BEDROOMED FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (**REVISED RESUBMISSION OF 20/01181/FUL**) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY IRTHLINGBOROUGH NN9 5SD – Co-opted member A Mayes Member of St Peter's Church and Trustee of Louisa Lilley Alms Houses

76.MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13<sup>TH</sup> DECEMBER 2022.

Chairman:

Date:

**RESOLVE PLN/01(23)/79** - that the minutes of the Planning Committee meeting of Tuesday 13<sup>th</sup> December 2022 be approved and signed as a correct record of proceedings.

77.MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13<sup>TH</sup> DECEMBER 2022.

Nothing was raised.

78.PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/01044/FUL – CONVERSION OF BUILDING TO 4 NO 1 BED FLATS, TOGETHER WITH TWO STOREY REAR AND SIDE EXTENSION AND CHANGE OF USE FROM RETAIL/STORAGE TO RESIDENTIAL AT 37 HIGH STREET, IRTHLINGBOROUGH NN9 5TE – **AMENDED PLAN**

Additional paperwork was tabled at meeting.

The amendments were all window and door related

- i) Proposed windows changed to painted timber sash,- ORIGINAL APPLICATION - Window to High Street elevation timber Windows are proposed Spinney Road elevation to be a low-profile Aluminium finish in White of similar proportions and style to the Sash windows which exist on High Street
- ii) Rear elevation windows shown obscure glazed and fixed shut
- iii) Timber door to flat entrance – ORIGINAL APPLICATION - Painted GRP
- iv) Existing side door converted to window.

Members were pleased to see the changes from Aluminium windows to timber windows which addressed one of their objections. However, the other objections Loss of retail premises, Overdevelopment, Insufficient Parking and detrimental impact on the Conservation area had not been addressed and were therefore still relevant.

There were some differences of opinion regarding the property requirements within the town amongst members.

A vote on the proposal to submit a response of Objection on the grounds that hadn't been addressed was taken

3 For 2 Abstentions.

**RESOLVE PLN/01(23)/80** - that a response of **OBJECTION** on the following grounds: -

1. Loss of retail premises in a run of shops where the others are still used as businesses – computer consultants and café.
  2. Overdevelopment – If the building were to be converted into four flats, the flats would be very small and poorly designed with unit 1 having the former shop window in the bedroom.
  3. Insufficient parking – the extension is proposed on the current parking area. This leaves no parking provision. The property is on the corner of the High Street/Spinney Road which is a busy junction with very limited visibility. There is no close on road parking provision.
  4. Conservation Area – the proposed development would have a detrimental impact on the Conservation Area
- should be submitted against amendment to planning application NE/22/01044/FUL

Chairman:

Date:

B) NE/22/01503/FUL – PROPOSED SINGLE STOREY SIDE EXTENSION AND FRONT PORCH AT 3 WATERLOO WAY, IRTHLINGBOROUGH NN9 5QW

It wasn't felt that the proposal would have a detrimental impact on neighbours.

**RESOLVE PLN/01(23)/81** - that a response of **NO OBJECTION** should be submitted against planning application NE/22/01503/FUL

The next two applications are both permitted development applications for conversion of the first floor of the building 36 – 40 High Street into four residential apartments.

Item C) for conversion into 1 x 2 bedroom apartment and 3 x 1 bedroom apartments.

Item D) for conversion into 2 x 2 bedroom apartments and 2 x 1 bedroom apartments.

It was felt the applicant had submitted both options at the same time to seek consultees preference for the proposed permitted development.

Additional paperwork had been tabled for both applications.

Members discussed both options comparing the different designs, layouts and standard of accommodation.

It was unanimously agreed that the proposal submitted under application number NE/22/01552/PDU was the preferred option, providing more spacious and better designed living accommodation.

C) NE/22/01536/PDU – TO CONVERT THE FIRST FLOOR OF THE BUILDING INTO FOUR RESIDENTIAL APARTMENTS, INCLUDING ONE 2 BEDROOM UNIT AND THREE 1 BEDROOM UNITS AT 36-40 HIGH STREET, IRTHLINGBOROUGH NN9 5TN

D) NE/22/01552/PDU – IT IS PROPOSED TO CONVERT THE FIRST FLOOR OF THE BUILDING INTO FOUR RESIDENTIAL APARTMENTS, INCLUDING TWO 2 BEDROOM UNIT AND TWO 1 BEDROOM UNITS AT 36-40 HIGH STREET, IRTHLINGBOROUGH NN9 5TN

**RESOLVE PLN/01(23)/82** - that a response that Irthlingborough Town Council have considered both Planning Applications - NE/22/01536/PDU and NE/22/01552/PDU to convert the first floor of the building 36 – 40 High Street into four residential units under permitted development. Their preference in regard to design, layout and standard of accommodation is Planning Application **NE/22/01552/PDU** – conversion into 2 x 2 bedroom apartments and 2 x 1 bedroom apartments. should be submitted against planning applications NE/22/01536/PDU and NE/22/01552/PDU

E) NE/22/01305/FUL – PROPOSAL FOR REPLACEMENT WINDOWS AT FORMER BAPTIST CHAPEL, MEETING LANE, IRTHLINGBOROUGH – **AMENDED PLANS**

The amendments were

- i) All windows to be timber – Original UPVC
- ii) Windows that can not be opened will be replaced with double glazed timber windows of similar design – Original asking for all windows to be opening
- iii) For windows that can be made to open a carpenter would be hired to make them functional

Chairman:

Date:

Members were delighted to see these amendments which brought the proposal in line with planning conditions relating to the windows put on the development when it was converted. However, it was noted that no details of the replacement timber windows had been included.

**RESOLVE PLN/01(23)/83** - that a response of **NO OBJECTION** but would like to see a condition that approval for large scale detail of new windows is sought. should be submitted against amendment to planning application NE/22/01305/FUL

Whilst discussing this application surprise was shown that the Georgian building dating back to 1723 was not a listed building.

It was felt the Council should consider applying for listed building status for the building.

**RESOLVE PLN/01(23)/84** – that Co-opted member A Mayes drafts a document in regard to applying for listed building status for the Former Baptist Chapel, Meeting Lane, Irthlingborough and brings it to a future Planning Committee meeting for further discussion.

F) NE/22/01375/FUL – PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2X2 BEDROOMED FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (**REVISED RESUBMISSION OF 20/01181/FUL**) AT LAND BETWEEN LOUISA LILLEY ALMS HOUSES AND ST PETERS WAY IRTHLINGBOROUGH NN9 5SD

The Council were being reconsulted because amendments/additional information had been received by the planning authority against this application.

Additional paperwork was tabled at the meeting including the Applicants response to comments submitted against the consultation, which had also been emailed to members prior to the meeting.

Members discussed the Applicants response document and it was felt the Councils previous comments should be left on record.

There were some amendments in relation to Bio Diversity enhancements.

They did not wish to submit any additional comments in relation to the amendments relating to the Bio Diversity enhancements.

Attention was also being drawn to the fact this application is linked to a recently allowed application (20/00997/FUL – erection of block of 8 flats with associated vehicular access, parking and landscaping) and a permitted application (21/00421/FUL – demolition of existing first floor ancillary retail area and erection of two floors containing 8 residential units with associated car and cycle parking and refuse store), which including this proposed application would equate to 22 residential units on the whole site, As such comments were sought on the impact of the proposed 6 residential units in combination with the 16 approved residential units.

It was noted there was another application NE/21/01311/PDU for 8 flats on the ground floor of the same building 21/00421/FUL referred to for which decision - Prior Approval is required and Granted – had been made.

These flats hadn't been included in the number of residential units approved on the site to be commented on.

Chairman:

Date:

It was agreed to submit a comment on the impact of the proposed 6 residential units in combination with the 16 approved residential units.

**RESOLVE PLN/01(23)/85** - that a response that Irthlingborough Town Council have considered the impact of the proposed 6 residential units in combination with the 16 approved residential units and wish to make the following comment: -

Irthlingborough Town Council feel it is overdevelopment of the site as a whole. This section of the site is a small section, not big enough to support the proposed 6 dwellings which has led to a poorly designed proposal.

should be submitted against amendment to planning application NE/22/01375/FUL

Date of next meeting 24<sup>th</sup> January 2023 at the Community Centre, Fettleline Road, NN9 5XF.

There being no further business the meeting closed at 8.25pm.

Chairman:

Date: