

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 11TH OCTOBER 2022 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9
5XF

PRESENT: Councillors P Boyer, S Boyer, C Collis-Neale, C Cross, T Walton and Mayor (ex Officio)

ALSO PRESENT: David Maddock, Alan Mayes - co-opted members

PUBLIC PARTICIPATION

AGENDA

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

Councillor E Hopkinson – Work Commitment

Councillor D Maxwell – attending a North Northamptonshire Council Licensing meeting

RESOLVE PLN/10(22)/53 – that Councillor E Hopkinson and D Maxwell’s apologies be accepted.

48. 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.

No declarations were made.

49. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH SEPTEMBER 2022.

RESOLVE PLN/10(22)/54 – that the Minutes of the Planning Committee meeting Tuesday 27th September 2022 be approved and signed as a correct record of proceedings.

50. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH SEPTEMBER 2022.

Page 22 Item 46 C) NE/22/01041/FUL – LARGER WINDOW TO THE FRONT BASEMENT LEVEL AND LARGER KITCHEN WINDOW TO THE REAR AT 154 HIGH STREET, IRTHLINGBOROUGH

RESOLVE PLN/09(22)/51 - that a response of **NO OBJECTION** but due to the proximity of the basement window to the public highway would like to see the window set back in the wall as far as possible and a grille put in front of it.

Chairman:

Date:

should be submitted against planning application NE/22/01041/FUL

The Council would also like it noted that the rear of the property is in a state of disrepair and a public health concern.

Councillor C Cross asked if any response had been received regarding the Council's comment about the Health and Safety concern

The Clerk stated no response had been received on that element of the Council's response.

51. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A). NE/22/01142/VAR – PROPOSAL: VARIATION OF CONDITIONS PURSUANT TO 19/01092/FUL HYBRID APPLICATION COMPRISING: A FULL APPLICATION FOR THE ERECTION OF RETAIL UNITS, RESTAURANT UNITS, OFFICE FLOORSPACE, PHYSIOTHERAPY/LEISURE FLOORSPACE, ANCILLARY STORAGE FLOORSPACE, (WITH ASSOCIATED SITE CLEARANCE, EARTHWORKS, SITE LEVELLING AND FORMATION BANKS) TOGETHER WITH PROPOSALS FOR ACCESS, FOOTPATHS, PARKING AND SERVICING SPACE, HARD AND SOFT LANDSCAPING, DRAINAGE WORKS, ATTENUATION PONDS AND OTHER ASSOCIATED WORKS AND AN OUTLINE APPLICATION FOR THE ERECTION OF EMPLOYMENT UNITS WITH SOME MATTERS RESERVED. PLUS CONSTRUCTION OF A NEW LINK ROAD BETWEEN DITCHFORD ROAD AND RUSHDEN LAKES (WITH ASSOCIATED SITE CLEARANCE AND EARTHWORKS) AT LAND WEST OF RUSHDEN LAKES, DITCHFORD LANE, RUSHDEN

Planning permission for the Rushden Living Scheme planning application 19/01092/FUL had been granted.

This had included a link road to link Rushden Lakes to Ditchford Lane – but the link road element was later the subject of a standalone planning application 20/00534/FUL which proposed an alternative design and that application had also been granted.

This planning application does not include any changes to the buildings outlined in 19/1092/FUL floor space location, design and size all remain the same.

This application is to incorporate the approved alternative design to the link road Rushden Lakes to Ditchford Lane which falls within the Rushden Living Scheme application boundary into the previously granted hybrid application 19/01092/FUL along with the rearrangement of the parking provision made due to the alternative design.

Members had no objection to the proposal.

However, they had in July 2019 requested to be included in the negotiation of the S106 agreement for planning application 19/01092/FUL. Irthlingborough hadn't been included in the negotiations for that agreement and they felt the Planning department should be asked:-

- i) why they had not been included in those negotiations as requested,
- ii) why Irthlingborough was not awarded anything under the S106 agreement made in relation to the original application,
- iii) ask if the S106 agreement could be renegotiated to include an element for Irthlingborough Town Council.

RESOLVE PLN/10(22)/55 - that a response of **NO OBJECTION** providing the Wildlife Trust requests are accommodated.

Chairman:

Date:

should be submitted against planning application NE/22/01142/VAR

Irthlingborough Town Council wish to raise the matter of the S106 agreement raised in relation to the original application 19/01092/FUL which they had requested to be included in discussions in regard of and were not included in. Irthlingborough Town Council would like Planning to consider renegotiating the S106 agreement outlined in the planning permission conditions of planning application 19/01092/FUL with a view to including a provision for Irthlingborough Town Council.

Date of next meeting 25th October 2022 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.18pm.

Chairman:

Date: