

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 12TH OCTOBER 2021 AT 7 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors S Boyer, C Collis-Neale, C Cross, D Maxwell, R Powell, T Walton and P Boyer (Ex Officio)

AGENDA

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

No apologies were received.

36. 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 39A - NE/21/01375/FUL – 1 NO 3-BEDROOM DETACHED DWELLING INCLUDING, HIGHWAY ACCESS/PARKING AND AMENITY SPACE (RE-SUBMISSION OF 20/01196/FUL) AT 28 COLLEGE STREET, IRTHLINGBOROUGH – Councillor D Maxwell – has been involved with previous related applications for a couple of years, prior to becoming an Irthlingborough Town Councillor.

37. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH SEPTEMBER 2021.

Councillor D Maxwell stated the responses submitted were very good.

RESOLVE PLN/10(21)/35 – that the Minutes of the Planning Committee meeting Tuesday 28th September 2021 be approved and signed as a correct record of proceedings.

38. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH SEPTEMBER 2021.

Pages 16 to 19 – Items 33A NE/21/01277/OUT – ERECTION OF 4 DWELLINGS AND MODIFIED HIGHWAY ACCESS AT 71 FINEDON ROAD, IRTHLINGBOROUGH, NN9 5TY AND 33B - NE/21/01311/PDU – CONVERSION OF GROUND FLOOR FROM RETAIL TO RESIDENTIAL (8 FLATS) AT 13 TO 21 HIGH STREET, IRTHLINGBOROUGH – Councillor D Maxwell – brought members attention to the fact there was currently a backlog of applications at North Northants Council so it could be some time before these applications come before the Area Planning Committee.

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Page 19 Item 34 - GOVERNMENT CONSULTATION ABOUT THE OXFORD – CAMBRIDGE ARC RESPONSE REQUIRED BY 12TH OCTOBER. Councillor S Boyer – commented that he felt that the questions were very positively loaded/not really representative.

Page 19 Item 34 - GOVERNMENT CONSULTATION ABOUT THE OXFORD – CAMBRIDGE ARC RESPONSE REQUIRED BY 12TH OCTOBER. Councillor C Cross – asked if the delegated group had met and if a response had been submitted.

Councillor P Boyer said the group hadn't met but had collectively agreed the responses.

The Clerk stated the response had been submitted.

Co-opted member David Maddock had sent his apologies.

Co-opted member Alan Mayes had sent his apologies and he had submitted some comments on the applications, these were tabled at the meeting.

39. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A). NE/21/01375/FUL – 1 NO 3-BEDROOM DETACHED DWELLING INCLUDING, HIGHWAY ACCESS/PARKING AND AMENITY SPACE (RE-SUBMISSION OF 20/01196/FUL) AT 28 COLLEGE STREET, IRTHLINGBOROUGH

Another application for this location – two previous applications 19/01935/FUL (access from rear off Nursery Gardens) and 20/01196/FUL (access from front off of College Street) both refused by East Northamptonshire Council now part of North Northants Council and an Appeal against the decision on application 20/01196/FUL had been dismissed by the Planning Inspector.

There was no change to the design of the proposed dwelling.

The fencing previously proposed to the Highway boundary about which the Planning Inspector had said "would detract from the sites openness and from the visual qualities of the street", no longer formed part of the proposal.

It was now proposed to rebuild the front wall to match the height of the adjacent host dwelling, 28 College Street.

The access off of College Street would require part demolition of front boundary wall and the removal and relocation of an existing lamppost.

The installation of a new driveway/dropped kerb would mean the loss of at least 2 parking spaces. Parking is already a problem along the full length of College Street. Many of the existing dwellings are old Victorian houses with no off-street parking available.

The closeness of the proposed new driveway to the existing junction Nursery Gardens/College Street could affect the splays of Nursery Gardens, a busy junction and affect the safety of the Highway - Section 109 of the NFFP applies.

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Members attention was brought to a recent incident in Eastfield Road where a vehicle was parked too close to the corner making the dropped kerb impassable for a person in an electric wheelchair and the police had to be called.

Members felt that a sentence from co-opted member Alan Mayes comments “I think there has been insufficient change to the design and mitigation measures in terms of the loss of the wall to warrant any changes to the decision to refuse this application.” summed it up well.

It was noted that public objections to the application had been received by North Northants Council in relation to this application.

RESOLVE PLN/10(21)/36 - that a response of **OBJECTION** on the following grounds: -

This is a resubmission of Planning Application 20/01196/FUL which was refused by East Northamptonshire Council and an appeal against that decision was dismissed by the Planning Inspector.

Irthlingborough Town Council feel that there has been insufficient change to the design and mitigation measures in terms of the loss of the wall to warrant any changes to the decision to refuse this application.

OBJECTIONS

1 – unacceptable impact on/not in keeping with the conservation area. There has been no change to the design of the property therefore our previous objections in relation to the impact on the conservation area and removal of public open space still remains.

2 – Overdevelopment - the original garden of the plot for 28 College Street has already been substantially reduced by the previous development of 1 and 2 Nursery Gardens. The harm to the conservation area overrides any public benefit of providing an additional house.

3- Parking – Section 109 of the NPPF, affecting the Highway, if a parking survey was to be required prior to Planning consent, the following would apply - the proposed installation of a dropped kerb for access to the planned driveway will reduce the amount of on street parking by at least 2 parking spaces in this already very congested road. Parking is already a problem along the full length of College Street, the road being a main access to the Irthlingborough Infants and Junior school and to the retained fire station. With recent new developments this has had a detrimental effect to the parking provision, the surrounding streets having old Victorian houses with no off-street parking available. The Town Council regularly receives numerous complaints regarding the safety of school children in the area with the limited parking available. This proposal which would further reduce the parking provision and would be detrimental to the area and existing properties. There was a recent incident in Eastfield Road where a vehicle was parked too close to the corner making the dropped kerb impassable for a person in an electric wheelchair and the police had to be called.

4- Fencing – The replacement of a significant brick wall boundary with fencing was not considered acceptable and was not in keeping with the conservation area. This view was shared by the Planning Inspector who said “the fence would detract from the sites openness and from the visual qualities of the street.” (Please see letter from the Town Council dated 25th September 2020 addressed to Mr P Bland regarding the demolition of this wall and the request for planning enforcement to order the re-instatement of the wall). In para. 11 of the statement from the Planning Inspector he concluded that the boundary treatment should be high, this is presumably reflecting the original and further in

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Section 12 he concludes that there is significant harm to the conservation area. The Town Council feel that there has been insufficient change to the design and mitigation measures in terms of the loss of the historic wall to warrant any changes to the decision to refuse this application.

5 – Visual impact – it is considered that the proposed new driveway has a detrimental visual impact. To create the required visibility splays it takes away some of the existing house, this is a significant house in the conservation area and therefore alters the street scene.

6 – Lamp post – the proposal indicates that an existing lamp post will need to be removed to enable the construction of the new driveway. It does not provide details of where the relocated lamp post will be sited or confirmation that the proposed relocation site is acceptable and would meet all the current legislation.

7- Nursery Gardens – the proposed new driveway is close to the existing junction Nursery Gardens/College Street the Council has concerns about the effect of this application on the splays of the Nursery Gardens junction.

B). NE/21/01364/FUL – OUTDOOR SHELTER/PICNIC AREA ON EXISTING DECOMMISSIONED HIGH ROPES AT THE FRONTIER CENTRE, ADDINGTON ROAD

Councillors felt that the information provided was rather limited.

However, members didn't see any reason to object to the application.

RESOLVE PLN/10(21)/37 - that a response of **NO OBJECTION** should be submitted against amended planning application NE/21/01364/FUL

C). NE/21/01354/FUL – NEW VEHICLE ACCESS/DROP KERB IN LINE WITH NORTHAMPTONSHIRE HIGHWAYS AT 113 FINEDON ROAD, IRTHLINGBOROUGH

No objections to this application were raised.

RESOLVE PLN/10(21)/38 - that a response of **NO OBJECTION** should be submitted against amended planning application NE/21/01354/FUL

40. **RESOLVE ITC/09(21)/189** – TO NOMINATE A COMMITTEE REPRESENTATIVE TO ATTEND UNITARY AREA PLANNING COMMITTEE MEETINGS AT WHICH AN IRTHLINGBOROUGH TOWN COUNCIL APPLICATION IS TO BE DISCUSSED.

It was considered necessary to have two nominated representatives.

RESOLVE PLN/10(21)/39 – that Councillors C Cross and S Boyer share the role of committee representative to attend Unitary Area Planning Committee Meetings at which an Irthlingborough application is to be discussed.

Unfortunately, both Councillors C Cross and S Boyer were unable to make the Unitary Area Planning Meeting on Monday 18th October 2021 at which Planning Application NE/21/01093/FUL – Two storey extension to rear at 1 Grimmer Walk, Irthlingborough was to be discussed.

A substitute was sought.

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RESOLVE PLN/10(21)/40 – that Councillor J Farrar attends the Unitary Area Planning Committee Meeting on Monday 18th October 2021 to speak on the Councils behalf in regard to Planning Application NE/21/01093/FUL - Two storey extension to rear at 1 Grimmer Walk, Irthlingborough.

Date of next meeting 26th October 2021 at Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.25pm

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