

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 14TH FEBRUARY 2023 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9
5XF

PRESENT: Councillors C Cross, E Hopkinson, D Maxwell, T Walton and Mayor (ex officio)

ALSO PRESENT: David Maddock, Alan Mayes – co-opted members 3 members of the public
(7 additional members of the public at various times during the meeting)

AGENDA

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

Councillor P Boyer – Prior Commitment

Councillor S Boyer – Prior Commitment

RESOLVE PLN/02(23)/90 - that Councillor P Boyer and S Boyer's apologies be accepted.

85. 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.

86. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING
COMMITTEE MEETING HELD ON 24TH JANUARY 2023.

RESOLVE PLN/02(23)/91 - that the minutes of the Planning Committee meeting of Tuesday 24th
January 2023 be approved and signed as a correct record of proceedings.

87. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING
COMMITTEE MEETING HELD ON 24TH JANUARY 2023.

Page 49 item 88 C) 22/01970/LAPNEW– PREMISES LICENCE - SALE OF ALCOHOL - ALCOHOL
CONSUMED OFF PREMISES MONDAY TO SATURDAY 09:30 - 17:00 PREMISES: THE FLOWER
COMPANY OF IRTHLINGBOROUGH ADDRESS: 20 HIGH STREET, IRTHLINGBOROUGH,
WELLINGBOROUGH, NN9 5TN – Councillor C Cross asked if it was known if the licence had been
granted.

No official notification had been received.

Chairman:

Date:

Councillor J Farrar advised notification that the premises now had a licence had been placed on social media.

88. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/01628/REM - RESERVED MATTERS: APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO 18/00945/OUT. OUTLINE: RESIDENTIAL DEVELOPMENT WITH PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE. MEANS OF ACCESS FROM NICHOLAS ROAD. (ALL MATTERS RESERVED EXCEPT ACCESS) (RESUBMISSION OF 17/00969/OUT). LOCATION: LAND REAR OF NICHOLAS ROAD IRTHLINGBOROUGH

Lengthy and wide ranging discussions took place.

Members felt the accommodation provision did not meet Irthlingborough's population requirements.

Concerns were raised about several other areas of the submission including parking, highways, vehicular access, and ecology.

RESOLVE PLN/02(23)/92 - that a response of **OBJECTION** on the following grounds: -

Bungalows- insufficient bungalow provision for today's aging and disabled population.

Irthlingborough Town Council would like to see the number of bungalows increased from 5 to 10.

4 bedroom houses – Insufficient 4 bedroom house provision for today's larger family requirements.

Irthlingborough Town Council would like to see an increase in the number of 4 bedroom houses to 5.

1 bedroom apartments – over supply of one bedroom apartment block accommodation within the town – taking into account existing provision and sites with planning permission. There is a need for 2, 3 and 4 bedroom homes. Irthlingborough Town Council would like to see the apartment block removed from the plans and replaced with alternative larger dwellings.

Parking provision – Support the concerns raised by the Police in relation to the parking provision - these need to be addressed ie parking to the side of a dwelling should be overlooked from within a routinely inhabited ground floor room, on plot tandem (in line) parking is inconvenient and is generally best avoided as both spaces are rarely used and means in a lot of instances one car is routinely bumped up onto the path in front of the dwelling for ease which leads to a cluttered street scene and accessibility issues for pedestrians as well as creating an environment conducive to neighbour disputes. Highways also have concerns relating to the tandem parking, stating they will require a supplementary parking space at 0.25 per plot in the form of on-street provision, in addition to the visitor parking provision – this needs to be provided.

Highway width – concerns over the width of the Highways and vehicular accesses - more details/dimension information requested – Highways have given details of various road and vehicular access conditions/dimensions that need to be met. The Council has concerns that these are not all currently being met.

Lighting Public open space – would like to see some form of environmentally friendly light provision on the open public space, LAP and LEAP areas to extend the usable time of this provision.

Ecology – the council support Heather Webbs request that up to date ecology surveys are supplied and that an Ecological Clerk of Works is employed to oversee the implementation of the landscape and ecological management plan once approved.

Trees – an increase in the number of trees on the development is requested.

Chairman:

Date:

Description – the Design and Access Statement Introduction Page 5 refers to the site as “redundant greenfield land” the Council feel this description is inaccurate. This is an area abundant in wildlife and therefore the area should be described as essential for wildlife.

The Council also requests that the residents of Tannery Cottages are kept regularly informed throughout the application and development process.

should be submitted against planning application NE/22/01628/REM

89. NE/22/00444/FUL - NOTICE OF APPLICATION GOING TO HOUSEHOLDER APPEALS SERVICE – INFORMATION ONLY

CHANGE OF USE OF LAND TO ALLOW FOR RELOCATION OF THE FENCE OUTWARDS TO MAKE ROOM FOR A GARAGE EXTENSION. LOCATION: 53 DRAYTON PLACE IRTHLINGBOROUGH WELLINGBOROUGH NN9 5TD

RESOLVE PLN/02(23)/93 - that the Notice of Application NE/22/00444/FUL going to the Householders Appeals Service is received and noted.

Date of next meeting 28th February 2023 at the Community Centre, Fettleline Road, NN9 5XF.

There being no further business the meeting closed at 7.38pm.

Chairman:

Date: