

## IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 14<sup>TH</sup> SEPTEMBER 2021 AT 7 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

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

ALSO PRESENT: Co-opted members David Maddock

### AGENDA

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

Councillor C Collis-Neale – Prior Commitment

**RESOLVE PLN/09(21)/26** – that Councillor C Collis-Neale’s apology be accepted.

25. 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 28A) NE/21/01288/FUL - Councillor D Maxwell – Visited site and spoke to applicant

26. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24<sup>TH</sup> AUGUST 2021.

**RESOLVE PLN/09(21)/27** – that the Minutes of the Planning Committee meeting Tuesday 24<sup>th</sup> August 2021 be approved and signed as a correct record of proceedings.

27. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24<sup>TH</sup> AUGUST 2021.

Page 10 Item 23E) - NE/21/01203/TPO – TPO 0082, T1 – ASH – TO FELL BECAUSE OF EXCESSIVE FALLING DEBRIS AND SHADING, TO BE REPLACED WITH A ROWAN TREE AT 85B FINEDON ROAD, IRTHLINGBOROUGH. NN9 5TY. – Councillor D Maxwell informed members that she was in discussions with North Northants Planning Officer/Tree Officer in connection with this application on behalf of the applicants.

28. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

Co-opted member Alan Mayes had sent his apologies and provided some comments for the meeting.

Chairman:

Date:

A) NE/21/01288/FUL – DEMOLITION OF CONSERVATORY AND ERECTION OF SINGLE STOREY EXTENSION; INCLUDING GARAGE CONVERSION AND MINOR INTERNAL ALTERATIONS AT 1 RYEHILL CLOSE, IRTHLINGBOROUGH, NN9 5FB

Alan Mayes had noted that there is a loss of parking by converting the garage which has not been mitigated on the drawing – but Highways had not asked for anymore parking. He felt the extension looks acceptable and does not appear to cause any neighbour issues.

Councillor C Cross stated there were no objections from neighbours, residents or consultees to the proposal.

Councillor D Maxwell stated she had visited the site and felt there would be inadequate parking for two vehicles if the garage was converted at the property. She also had concerns as to the closeness of the side of the extension to the property's boundary wall and the impact it would have on neighbouring properties.

**RESOLVE PLN/09(21)/28** - that a response of **NO OBJECTION** should be submitted against amended planning application NE/21/01288/FUL

One Objection

B) NE/21/01124/OUT - PROPOSAL: HYBRID PLANNING APPLICATION COMPRISING; A FULL APPLICATION FOR DELIVERY ACCESS AND ON-SITE SPINE ROADS, ASSOCIATED ACCESS JUNCTION ARRANGEMENTS INTO A6 AND DRAINAGE INFRASTRUCTURE; AND B AN OUTLINE APPLICATION WITH ALL THE MATTERS RESERVED ASIDE FROM ACCESS FOR A PHASED DEVELOPMENT OF UP TO 500 HOMES, EMPLOYMENT DEVELOPMENT OF AROUND 5,700M<sup>2</sup>, PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AT KNIGHTS FARM, 223 NEWTON ROAD, RUSHDEN.

Alan Mayes raised concerns:-

**Connection to rest of proposed SUE site as it develops** – as there is only one spur road allowed off the whole site, it is important that the SUE does not become a series of separate housing estates but a properly interconnected community.

**Reliance on existing facilities in Rushden** – the planning statement seems to rely on existing facilities in Rushden when the masterplan requires a school, health centre etc to be provided on site. It will be important for this site which has none of the infrastructure allocation on it to be developed in phase with the infrastructure being provided elsewhere in the SUE.

**Access to and from the site** – the access is from Newton Road and abuts an existing industrial area at Knights Farm which it is proposed to extend. The access will need careful handling and a detailed design to ensure compatibility with a housing site so close at hand – a stronger buffer to the industrial area would have been preferable.

**Archaeological disturbance** – the development will cause significant archaeological disturbance which should be mitigated by a full investigation and recording

**Masterplan** – Is the proposal compliant with the masterplan for the overall site.

Councillor C Cross noted that the comments made by the County Archaeological Advisor that the SUE site had been found to contain an extensive Iron Age to Roman settlement as well as evidence of earlier bronze Age activity. They were requesting the implementation of a programme of archaeological work in accordance with a written scheme of investigation comprising of four components to ensure that features of archaeological interest are properly examined and recorded and results are made available.

Chairman:

Date:

She also noted that Sports England were requesting contributions towards indoor sports provision and playing pitch provision. She felt the Council should support both these consultees' requests.

Councillor D Maxwell raised great concern regarding the proposed access. The access is close to a roundabout onto which traffic will merge. The roundabout, nor the single carriage roads off it have the capacity to cope with the proposed increase in traffic using it. This would have a massive impact on the A6 (Rushden Bypass) and further along on Chowns Mill. In addition, the access to the housing element of the plan goes through an industrial estate which is very undesirable.

**RESOLVE PLN/09(21)/29** - that a response of **OBJECTION** on the following grounds:-

**Access to and from the site** – from Newton Road

i)the development will have a massive impact on Newton Road/ A6 (Rushden Bypass) roundabout and the existing single carriageways will not be able to cope.

ii)the access abuts an existing industrial area at Knights Farm which it is proposed to extend. The access will need careful handling and a detailed design to ensure compatibility with a housing site so close at hand – a stronger buffer to the industrial area would have been preferable.

**Lack of proposed connectivity to the rest of the SUE site as it develops** – as there is only one spur road allowed off the whole site, it is important that the SUE does not become a series of separate housing estates but a properly interconnected community

**Reliance on existing facilities in Rushden** – the planning statement seems to rely on existing facilities in Rushden when the masterplan requires a school, health centre etc to be provided on site. It will be important for this site which has none of the infrastructure allocation on it to be developed in phase with the infrastructure being provided elsewhere in the SUE.

And

supports the requests of the County Archaeological Advisor for the implementation of a programme of archaeological work and Sports Englands request for a contribution towards indoor sports and playing pitch provision.

should be submitted against amended planning application NE/21/01124/OUT

C) NE/21/01281/TCA – VARIOUS WORKS ON TREES ON CHURCH WALK (PATH) AT ST PETERS CHURCH, IRTHLINGBOROUGH

**RESOLVE PLN/09(21)/30** - Irthlingborough Town Council wish to return the following response.

Planning Application NE/21/01281/TCA was submitted by Irthlingborough Town Council.

Irthlingborough Town Council therefore do not feel able to comment and wish to leave the decision to the Tree Officer

Date of next meeting 28<sup>th</sup> September 2021 at Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.28pm

Chairman:

Date: