

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 22ND MARCH 2022 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors C Cross, D Maxwell and Mayor (ex Officio)

ALSO PRESENT: David Maddock, Alan Mayes -co-opted members and two members of the public

AGENDA

Vice Chairman Councillor D Maxwell led the meeting in Chairman Councillor R Powell's absence.

She welcomed everyone to the meeting and invited the members of the public to speak.

PUBLIC PARTICIPATION

One member of the public wished to address the meeting in connection with Agenda Item 87 C) NE/21/01505/FUL – Proposed construction for 7 dwellings, demolition of existing building and associated works including formation of vehicular accesses, highway improvements works, residents parking and landscaping (revised submission to 20/01587/FUL) at 102 Nene View, Irthlingborough

The gentleman felt it was a weak reapplication just reducing parking provision and increasing trees and landscaped areas.

The 90-degree bend and pinch point into Nene View can't be removed and remains a serious problem.

The proposed development is within the towns Conservation Area, the proposal for a high density development of seven 2.5 storey houses of basic design does not compliment it.

The proposed development does not include any solar elements or charging points.

On a personal note, the development would mean family property overlooked by up to 36 windows.

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

Councillor S Boyer – Work Commitment
Councillor C Collis-Neale - illness
Councillor R Powell – Family Commitment
Councillor T Walton – Work Commitment

Chairman:

Date:

RESOLVE PLN/03(22)/72 – that Councillors S Boyer, C Collis-Neale, R Powell and T Walton’s apologies be accepted.

84. 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.

85. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND FEBRUARY 2022

RESOLVE PLN/03(22)/73 – that the Minutes of the Planning Committee meeting Tuesday 22nd February 2022 be approved and signed as a correct record of proceedings.

86. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND FEBRUARY 2022.

Nothing was raised.

87. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/00253/FUL – GARAGE CONVERSION TO KITCHEN AT 12 RYEHILL CLOSE, IRTHLINGBOROUGH

No objections were raised by members.

It was noted there had been no objections raised by neighbours and that the property would still have off road parking as there is a long drive to the front.

RESOLVE PLN/03(22)/74 - that a response of **NO OBJECTION** should be submitted against planning application NE/22/00253/FUL

B) NE/22/00275/FUL – ERECTION OF FIRST FLOOR SIDE EXTENSION, DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF REPLACEMENT SINGLE STOREY REAR EXTENSION AT 43 MOUNTFIELD ROAD, IRTHLINGBOROUGH

No concerns were raised by members.

It was not felt the changes would have any detrimental impact on the neighbouring properties and there had been no objections raised by the neighbours.

RESOLVE PLN/03(22)/75 - that a response of **NO OBJECTION** should be submitted against planning application NE/22/00275/FUL

C) NE/21/01505/FUL – PROPOSED CONSTRUCTION FOR 7 DWELLINGS, DEMOLITION OF EXISTING BUILDING AND ASSOCIATED WORKS INCLUDING FORMATION OF VEHICULAR ACCESSES, HIGHWAY IMPROVEMENTS WORKS, RESIDENTS PARKING AND LANDSCAPING (REVISED SUBMISSION TO 20/01587/FUL) AT 102 NENE VIEW, IRTHLINGBOROUGH

Chairman:

Date:

Councillor C Cross raised concerns about the forecast of net biodiversity loss, which Heather Webb, Ecology Advisor calculated to be roughly 70-75%. No net biodiversity gain calculation has been provided with the application, and no proposals for avoidance, mitigation or (as a last resort) compensation have been offered. Therefore, the proposal does not satisfy NPPF paragraph 174 or JCS Policy 4.

Co-opted member David Maddock felt they had improved the application slightly aesthetically, but no change to entrance into Nene View, impact Conservation Area, he still objected strongly to the application.

Co-opted member Alan Mayes felt the application still had a negative impact on the Conservation area and considered all the Council's previous objections still applied. This development would destroy the area.

Councillor P Boyer still strongly objected to the application.

Councillor D Maxwell still had concerns regarding the accessibility/manoeuvrability for emergency vehicles, flooding, access into Nene View at all times, even more so at times when funerals and weddings were being held at St Peter's Church. She was very disappointed by North Northants Council Highways response.

Councillor C Cross stated that any development in a Conservation Area was supposed to have a positive impact – this does not.

RESOLVE PLN/03(22)/76 - that a response of **OBJECTION** on the following grounds
Irthlingborough Town Council's Planning Committee have considered the AMENDMENT to Planning Application NE/21/01505/FUL.

They do not feel the amendments eliminate any of the Council's previously raised objections and wish to return the following response: -

OBJECTION on the following grounds: -

Protection of the Irthlingborough Conservation Area

The National Planning Policy Framework (NPPF), sections 130b), c) and d) promotes developments which are visually attractive, with good architecture and layout and effective landscaping. These developments should be sympathetic to the local character and history including the surrounding built environment and landscaping and establish a sense of place. Section 190 deals with conserving and enhancing historic environment and Sections 195/196 offers guidance in regard to proposals affecting heritage assets which require that weight is given to either substantial or less than substantial harm to heritage assets.

It is considered that the proposed development fails to consider the above NPPF requirements for the reasons outlined below:

The development site is within the Irthlingborough Conservation area, which is a statutory historic asset. St. Peter's Church that stands opposite, is a grade I listed building, and this development will have an adverse impact on the setting and aspect of the Church as well as having a harmful impact on the Conservation area itself.

The proposed wide-open frontages and increased road width will adversely impact the approach to St. Peter's, along Nene View altering the character and view of the road. The houses in Nene View are 19th century non-statutory heritage assets, the aspect of these will be adversely impacted by the planned development.

Chairman:

Date:

The current building is set behind an attractive 19th century stone wall, although this has been modified, it is still considered a heritage asset. The loss of this stone wall in its present form will significantly change the character of the conservation area.

The proposal goes against Policy 2 of the North Northamptonshire Joint Core Strategy which states that the development should:

- Conserve and enhance
- Complement through scale, form, design and materials
- Demonstrate an understanding of the impact of the development

This development does not meet these criteria, it would have a detrimental impact on the conservation area and heritage assets.

Highway safety

The National Planning Policy Framework, section 109, allows for developments to be refused on Highways Safety grounds.

It is strongly felt that although this development is seen to be acceptable from the Highways study, no mention has been made of the main access to the church for weddings and funerals. Vehicles are required to park at the Church entrance for these purposes.

Nene View is a very narrow road with a right-angled bend onto the road from Church Street, which restricts access. The proposed 7 dwellings would increase traffic flow and parking issues and is considered to be a danger to traffic and pedestrians alike.

Emergency vehicles would very much struggle to gain access despite the plans for a wider road as this would be taken up by current residents parking on the street.

Environmental issues, conservation and loss of biodiversity

The area forms part of the wildlife corridor towards the river Nene. This development will have a detrimental impact on the wildlife that can be seen in this vicinity, with loss of natural habitat and of biodiversity.

This area is a unique backwater conservation area. Any developments within such an area are required to have a positive impact, with the building of seven houses and associated parking this would have a detrimental impact on the area and not enhance the conservation.

Flooding/drainage issues

The area is subject to flooding/drainage issues.

should be submitted against amended planning application NE/21/01505/FUL

Date of next meeting 12th April 2022 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.30pm.

Chairman:

Date: