

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 22ND NOVEMBER 2022 AT 7.20 PM (FOLLOWING PUBLIC MEETING) AT THE COMMUNITY
CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors P Boyer, S Boyer, C Cross, and D Maxwell
ABSENT: Councillors E Hopkinson and T Walton
ALSO PRESENT: David Maddock and Alan Mayes – co-opted members

AGENDA

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

Councillor C Collis - Neale – Personal reasons
Councillor J Farrar – Prior Commitment

RESOLVE PLN/11(22)/64 - that Councillors C Collis-Neale and J Farrar's apologies be accepted.

63. 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 66 B) NE/22/01305/FUL – PROPOSAL FOR REPLACEMENT WINDOWS AT FORMER BAPTIST CHURCH, MEETING LANE Co-opted member David Maddock -family members buried on site.

Item 66 E) NE/22/01375/FUL - PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4X1 BEDROOM STUDIOS & 2X2 BEDROOM FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (REVISED RESUBMISSION OF 20/01181/FUL) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY, IRTHLINGBOROUGH Co-opted member Alan Mayes Member of St Peter's Church and Trustee of Louisa Lilley Homes

Item 66 E) NE/22/01375/FUL - PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4X1 BEDROOM STUDIOS & 2X2 BEDROOM FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (REVISED RESUBMISSION OF 20/01181/FUL) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY, IRTHLINGBOROUGH Co-opted member David Maddock - Trustee of Louisa Lilley Homes

Chairman:

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64. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH NOVEMBER 2022.

Councillor C Cross wished that her words “*with a variety of trees to increase biodiversity*” be recorded in the minutes page 2 Item 61 A) at the end of the sentence – Members were pleased to see that the applicant was indicating all felled trees would be replaced.

RESOLVE PLN/11(22)/65 - that the amended minutes of the Planning Committee meeting of Tuesday 8th November 2022 be approved and signed as a correct record of proceedings.

65. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH NOVEMBER 2022.

Nothing was raised.

Alan Mayes had submitted some thoughts in regard to three applications Ne/22/01305/FUL, NE/22/01330/FUL and NE/22/01375/FUL which had been circulated to members prior to the meeting and were also tabled at the meeting.

66. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/00444/FUL – CHANGE OF USE OF LAND TO ALLOW FOR RELOCATION OF THE FENCE OUTWARDS TO MAKE ROOM FOR A GARAGE EXTENSION AT 53 DRAYTON PLACE, IRTHLINGBOROUGH, NN9 5TD

This application had come back for further consultation because additional paperwork relating to the ownership of the land identified as open space in the application had been submitted.

It had now been clarified that the land was owned by the applicant/property owners not North Northamptonshire Highways.

Members felt that as it had now been established the open space was private land not a loss of public open space a response of no objection should be made.

RESOLVE PLN/11(22)/66 - that a response of **NO OBJECTION** should be submitted against planning application NE/22/00444/FUL

B) NE/22/01305/FUL – PROPOSAL FOR REPLACEMENT WINDOWS AT FORMER BAPTIST CHURCH, MEETING LANE

It was noted that there had been applications to change the timber windows that were made a condition of the planning permission to convert the building to UPVC windows on two previously occasions.

The Council had objected to the previous applications which had been refused.

This application was focusing on the energy saving and increased ventilation offered by the proposed UPVC replacements windows.

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It was felt the Council's previous objections still stood and that energy savings and increased ventilation could be achieved with timber windows without effecting the character and image of the non statutory heritage asset and the Irthlingborough Conservation area.

RESOLVE PLN/11(22)/67 – that a response of **OBJECTION** on the following grounds:-

1)When this Planning application was originally agreed it was with the condition that the windows would remain of timber build. If these were to be replaced by UPVC it would completely alter the exterior appearance of the building.

2)This is an example of a Georgian building, dating back to 1723. It is a non-statutory heritage asset, the timber window frames are part of the character of this building and should be preserved as originally agreed.

3)The UPVC windows proposed are opening windows and it was agreed that all windows would be obscure glass and any window less than 1.7 metres from the floor would be non-opening, the windows being permanently retained in this condition.

4)Energy savings and ventilation improvements can be achieved using timber windows. should be submitted against planning application NE/22/01305/FUL

C) NE/22/01330/FUL – ALTERATIONS AND CONVERSION OF EXISTING 2 STOREY DWELLINGHOUSE AND DETACHED WORKSHOP INTO 4 SELF -CONTAINED FLATS (REVISED RESUBMISSION TO NE/21/01690/FUL) AT 62 HIGH STREET, IRTLINGBOROUGH

There had been no significant changes to this application and the covering letter supported this stating it was directly comparable.

The application indicated that the points raised as reasons for refusal of NE/22/01690/FUL had been addressed in this revised resubmission.

Members did not feel that any of the reasons for refusing permission had been addressed in a satisfactory/acceptable way.

Members did not feel this large residential property was suitable for conversion into flats as the flats could not offer a good quality living environment and wished to see it remain as one property.

RESOLVE PLN/11(22)/68 – that a response of **OBJECTION** on the following grounds:-

It is not felt that the reasons for refusing permission for the original application NE/22/01690/FUL have been addressed satisfactorily

1)The revised domestic waste storage and collection arrangements – The revised resubmission implies that the prior domestic waste disposal arrangement of clear bags and blue boxes and to leave sacks of waste for collection on the public highway would also apply to the property if converted into four flats rather than 1 residence. – North Northamptonshire waste have indicated that the larger amount of waste (potentially quadruple the current amount) that would be generated by the proposed 4 flats being put out for collection on a busy area of the High Street is not an acceptable outcome and a suitably sized and accessible secure area will need to be provided for the storage of 2 x Eurobins which are provided to flatted developments.

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2) Amenity Space – The refusal states that the layout creates an impractical and indefensible means of amenity space for future occupants of flats B and C whom would have to navigate an unwelcome convoluted and contrived layout to access the rear external amenity space. In addition the future occupants of flats A and D would have a demonstrably diminished amenity space by virtue of loss of privacy from the direct view of future occupants into the ground floor rear habitable rooms. The resubmission proposes to address the privacy issue by placing a 1.8m high privacy timber screen at an appropriate distance from the habitable room windows of the ground floor flats providing them with their own private space immediately in front of their habitable room windows. It is not felt that looking out on a close high fence is a satisfactory solution for the ground floor flats. – No changes have been made to address the access to the amenity space by future occupants of flats B and C that were raised.

3) Non compliance with Policy 8 (d) and (e) of the North Northamptonshire Joint Core Strategy 2016 and Paragraph 130 of the National Planning Policy Framework 2022 which seek for developments to provide high quality of living environment and design and to not cause harm to residential amenity of future occupants and the character of the local area. The refusal states that the proposed development presents poor quality of living environment and design that demonstrably diminishes the character of the local area and fails to comply with the aforementioned policies. – No changes have been made in the resubmission to improve the living environment or the design.

4) Irthlingborough Town Council feel this is overdevelopment and wish to see the property remaining in its current form maintaining a balance of different types of properties in the High Street and the town.

should be submitted against planning application NE/22/01330/FUL

D) NE/22/01341/FUL – SINGLE STOREY REAR EXTENSION AT 36 KNIGHTLANDS ROAD, IRTHLINGBOROUGH, NN9 5SU

Members considered the extension to the dining area would have very minimal impact on the neighbouring property.

RESOLVE PLN/11(22)/69 - that a response of **NO OBJECTION** should be submitted against planning application NE/22/01341/FUL

E) NE/22/01375/FUL - PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4X1 BEDROOM STUDIOS & 2X2 BEDROOM FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (REVISED RESUBMISSION OF 20/01181/FUL) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY, IRTHLINGBOROUGH

This application is vastly different to the previous application that was dismissed following an appeal by the Inspectorate.

The previous 3 storey building proposal has been replaced by a 1-2 storey building proposal.

It was felt that whilst this resolved some of the issues – reducing the impact on St Peter's Church setting, and the overlooking/ privacy of Louisa Lilley homes and properties in Oak Terrace. The new proposal still offered overdeveloped, poor living accommodation in a poorly designed building and provided no amenity space.

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The ground floor flats are effectively just bedsits with large patio doors that look straight out onto the access road.

The parking provision for the development is on a bend where visibility of traffic leaving the car park is very limited on an access road which potentially will be used by a large number of properties both residential and business. Planning applications for 24 flats all with parking and access via this access road have been approved. Several existing businesses also have parking and access via this access road.

The application has listed some users of the access road but has not included the total number of potential users.

The applicant's judgement that the highway situation is acceptable could be considered invalid if all the potential users have not been taken into consideration.

RESOLVE PLN/11(22)/70 – that a response of **OBJECTION** on the following grounds:-

1) Design – the building is of a poor design with very large dormer windows which are out of scale with the single storey appearance. The materials used and large patio windows are incongruous. Sections 126 and 130 of the NPPF encourage good design.

2) Living environment – the living environment is small/cramped with a poor outlook onto the access road which will also affect residents' privacy.

3) Amenity space – the development does not provide any amenity space for the occupants of the proposed 6 dwellings.

4) Overdevelopment – the design issues stem from the overdevelopment of the site. The small site is not big enough to support 6 dwellings with a good living environment and could therefore be considered contrary to NPPF section 200 to preserve and enhance the conservation area and its setting.

5) Noise Pollution – The development has potential for noise pollution from the apartments through open windows and patio doors having a detrimental impact on the specialist housing for the elderly adjacent to the site in the Louisa Lilley Almshouses and Oak Terrace.

6) Highway Dangers – It is considered that the applicant has greatly underestimated the maximum potential use of the access road and junction with St Peter's Way creating Highway dangers which are contrary to NPPF section 111. As does the parking provision which is situation on a bend in the access road where visibility of traffic leaving the car park is very limited. should be submitted against planning application NE/22/01375/FUL

F) NE/22/01398/TPO - REFERENCE TO THE OBSERVATIONS AND RECOMMENDATIONS IN A TREE SURVEY BY MACINTYRE TREES DATED JUNE 2022. T2 HORSE CHESTNUT – LEVEL RAISED DUE TO LACK OF BASAL FLARE. VEGETATION AT BASE AND LOW EPICORMIC GROWTH OBSCURES SOME LOWER STEM, FOLIAGE OBSCURES SOME OF UPPER CROWN STRUCTURE ALSO. LONGITUDINAL WOUND ON EAST SIDE, EXTENDS FROM AROUND 12M DOWN TO NEAR GROUND. SOUNDING WITH MALLET INDICATES POSSIBLE HOLLOWNESS OR DECAY, BUT EQUALLY COULD BE LARGE DEAD BARK PLATE (VEGETATION OBSCURES). EAST AND SOUTH EAST PORTION OF CROWN NOTABLY THINNER AND LESS VERDANT THAN REST OF CROWN, WITH SOME TIP DIEBACK ALSO OBSERVED. MOST LIKELY LINKED TO DISRUPTED VASCULAR FUNCTION AS RESULT OF WOUND DESCRIBED ABOVE. REMOVE

Chairman:

Date:

ELDER STEMS FROM BASE. COMPLETE DECAY DETECTION TEST TO ASCERTAIN LEVEL OF DECAY IN STEM AT AROUND 1M HEIGHT AT 16 RECTORY GARDENS, IRTHLINGBOROUGH

The Assistant Clerk informed members Tree T2 to which this application relates is owned by Irthlingborough Town Council.

She had emailed the Tree Officer to seek his guidance. His response indicated, he would expect members to make a comment as normal on the application but, add that direct permission from the Town Council would have to be sought before any approved work was undertaken on the tree/s that are owned by the Council.

A copy of the Tree Officers response was tabled at the meeting.

RESOLVE PLN/11(22)/71 - that a response of Irthlingborough Town Council are happy to defer the decision to the Tree Officer. But would like it noted that the tree T2 is owned by Irthlingborough Town Council and direct permission to undertake any approved work on tree T2 would need to be sought from the Town Council prior to work commencing. should be submitted against planning application NE/22/01398/TPO

G) NE/22/01397/TCA – REFERENCE TO A TREE SURVEY BY MACINTRYRE TREES DATED JUNE 2022 AND THE OBSERVATIONS AND RECOMMENDATIONS FOR TREES ON THE LAND SURROUNDING RECTORY GARDENS: T4 NORWAY MAPLE – ONE BROKEN BUT STILL PARTIALLY ATTACHED BRANCH OVER FOOTPATH – REMOVE BROKEN HANGING BRANCH AND PRUNE REMAINDER TO SUITABLE GROWTH POINT OR TO SOURCE. T17 ROBINIA – TRIPLE STEM FROM BASE. DENSE IVY AND LOWER SHOOT'S OBSCURE STRUCTURE. SOME SHOOT GROWTH BEGINNING TO DROOP INTO FOOTPATH. REMOVE BASAL AND LOWER STEM EPICORMICS. T20 ROBINIA – MULTIPLE STEMS FROM BASE FROM BASE FORMING A WIDE FEATURE ON BANK. SOME BARK INCLUSIONS AND NATURAL GRAFTING BETWEEN STEMS. SOUTHERN MOST STEM HAS OLD PRUNING WOUND AT AROUND 1M. ADVANCED DECAY WILL BECOME ESTABLISHED IN FUTURE. ADDITIONAL WOUND AND ADVANCED DECAY ALSO PRESENT NORTH EAST SIDE NEAR BASE, WHICH WILL EXACERBATE WEAKNESS IF DECAY COLUMNS COALESCE. SOUTHERN STEM FORM IS ALSO POOR FOR, WITH ABRUPTLY ANGLED GROWTH FROM AROUND 10 M WHICH EXTENDS OVER PARKING BAYS. LIKELIHOOD OF FAILURE INCREASED BECAUSE OF POOR STRUCTURAL FORM, BEING ON EDGE OF GROUP AND DECAY IN LOWER STEM. POTENTIAL FOR TRAFFIC AND PARKED CARS TO BE AFFECTED. REMOVE ONLY THE SOUTHERN MOST STEM TO NEAR GROUND. REMOVE DEADWOOD FROM REMAINING CROWN AND PRUNE LOWER FOLIAGE TO GIVE AT LEAST 3M CLEARANCE OVER PATH AT 11 RECTORY GARDENS, IRTHLINGBOROUGH

The Assistant Clerk informed members Tree T4 included in this application is also owned by Irthlingborough Town Council.

The comments from the Tree Officer therefore apply to tree T4 on this application too.

RESOLVE PLN/11(22)/72 - that a response of Irthlingborough Town Council are happy to defer the decision to the Tree Officer. But would like it noted that the tree T4 is owned by Irthlingborough Town Council and direct permission to undertake any approved work on tree T4 would need to be sought from the Town Council prior to work commencing. should be submitted against planning application NE/22/01397/TCA

Date of next meeting 13th December 2022 at the Community Centre, Fettleline Road, NN9 5XF.

Chairman:

Date:

There being no further business the meeting closed at 8.13pm.

Chairman:

Date: