

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 23RD NOVEMBER 2021 AT 7.00 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)

ALSO PRESENT: David Maddock and Alan Mayes – co-opted members and one member of the public.

AGENDA

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

No apologies were received.

52. 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.

53. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH NOVEMBER 2021.

RESOLVE PLN/11(21)/48 – that the Minutes of the Planning Committee meeting Tuesday 9th November 2021 be approved and signed as a correct record of proceedings.

54. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH NOVEMBER 2021.

Page 28 – ABSENT: Councillor T Walton – Councillor T Walton wished it to be noted that she had asked 3 fellow Councillors to give her apologies at the 26th October meeting, unfortunately none of them had done so. She would in future ensure she sent her apologies directly to the Office.

Councillor R Powell apologised for the oversight.

55. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

The Chairman invited the member of the public to address the committee.

Chairman:

Date:

The gentleman wished to address the meeting in connection with Agenda Item 55A).

The gentleman had submitted an objection to the application a copy of which had been tabled at the meeting. He wished to reiterate that this revised resubmitted application contained a few alterations but didn't resolve the main objections raised.

He acknowledged the site had been derelict for approximately 15 years and something needed to be done with the site, but felt its development needed to be more sympathetic to the location.

The main problem which could not be ignored was the pinch point turning from Church Street into Nene View. He did not feel that widening the road to 5.5metres would reduce the severe harm to highway safety on which grounds the earlier application was refused.

He understood North Northamptonshire Highways had revisited the site to carry out another assessment.

Another concern was whilst the developer had agreed to rebuild more of the heritage wall, it was to be rebuilt at a lower height and there was no guarantee the stone removed would be reused to rebuild it, this would have a detrimental impact on the conservation area.

The proposed dwellings were to be 2.5 storeys high this was not in keeping with surrounding properties and would have a negative impact on the privacy of property to the rear of the development and the conservation area.

The Chairman thanked him for his comments.

A) 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 RESUBMISSION TO 20/01587/FUL) AT 102 NENE VIEW, IRTHLINGBOROUGH.

Some additional paperwork was tabled at the meeting

Co opted member Alan Mayes commenced the discussions. He considered the access/ Highway issues still remained a problem. The revised application provided Twenty Five parking spaces which included one allocated to each of the existing dwellings 1 to 9 Nene View, he had doubts as to whether these would in reality be used by the residents they were provided for with the intention of removing/reducing the on road parking in Nene View. Eighteen of the Twenty Five parking spaces were to the front of the development and this would have a detrimental visual impact on the conservation area.

The reduction in the number of dwellings from 8 to 7 was not significant and would still impact on the conservation area.

He acknowledged the developer's intention to rebuild more of the stone wall although not to same height and prefer the existing wall to be retained where it is for heritage and the conservation area.

Councillor D Maxwell felt very little had changed. The entrance to Nene View from Church Street is not acceptable. Problems there are further hindered during weddings and funerals when vehicles parked church gates. The proposed dwellings are not of the same height/in keeping with the existing historic dwellings, and they are still proposing to remove the stone wall. There were also issues from road flooding.

Councillor C Cross felt this site within the town's conservation area was not the right location for a 7 dwelling development. She was also concerned about the loss of biodiversity that would result from the development of the site.

Chairman:

Date:

Councillors S Boyer, C Collis-Neale and P Boyer all objected to the application on the grounds already raised. Councillor S Boyer also still had concerns regarding access for emergency vehicles.

Councillor T Walton felt it would have a negative impact on the conservation area which needed to be protected.

RESOLVE PLN/11(21)/49 - that a response of **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.

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.

Environmental issues, conservation and loss of biodiversity

Chairman:

Date:

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.

Flooding/drainage issues

The area is subject to flooding/drainage issues.

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

B) NE/21/01580/FUL – NEW VEHICLE ACCESS – DROPPED KERB IN LINE WITH THE NORTHAMPTONSHIRE HIGHWAYS POLICY AT 139 FINEDON ROAD, IRTHLINGBOROUGH

RESOLVE PLN/11(21)/50 - that a response of NO OBJECTION

should be submitted against planning application NE/21/01580/FUL

C) NE/21/01611/FUL – SINGLE STOREY EXTENSION TO THE REAR AT 18 PRESLAND WAY, IRTHLINGBOROUGH

Members did not consider the proposed extension would have an adverse effect on neighbouring properties.

RESOLVE PLN/11(21)/51 - that a response of NO OBJECTION

should be submitted against planning application NE/21/01611/FUL

Date of next meeting 14th December 2021 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.29pm.

Chairman:

Date: