

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 25TH APRIL 2023 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

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

ALSO PRESENT: David Maddock, Alan Mayes – co-opted members

AGENDA

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

No apologies had been received.

109. 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 113 PROPOSAL FOR 40 MPH SPEED LIMIT STATION ROAD, IRTHLINGBOROUGH
TO CONSIDER A PROPOSAL FOR A 40-MPH SPEED LIMIT FOR STATION ROAD IRTHLINGBOROUGH –
Councillor J Farrar – lives in Station Road.

110. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH APRIL 2023.

RESOLVE PLN/04(23)/113 - that the Minutes of the Planning Committee meeting of Tuesday 11th April 2023 be approved and signed as a correct record of proceedings.

111. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH APRIL 2023.

Nothing was raised.

112. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/23/00224/FUL - DEMOLISHING AND REPLACEMENT OF EXISTING STONE BOUNDARY WALL (AVERAGE 2.0M HIGH) AND TIMBER PANEL FENCE (AVERAGE 1.8M HIGH) SEPARATING MEETING LANE PUBLIC FOOT PATH AND HOUSE NUMBERS 4 TO 11 WEARRA CLOSE AND ALSO PART NUMBER 2 MEETING LANE REAR GARDEN. LOCATION: MEETING LANE IRTHLINGBOROUGH

Chairman:

Date:

The application is proposing to replace part of an old traditional stone wall in the conservation area which has collapsed with a stone-faced wall which matches the colour and style used in the development rather than that of the original traditional stone.

The application says the applicant did a preliminary application NE/21/01861/QRY which indicated the collapsed section of wall would need to be a stone wall of similar height to the one that collapsed as the wall was within Irthlingborough's conservation area.

The wall runs the length of Meeting Lane and sections either side of the collapsed section remain.

Members wanted to see the collapsed section rebuilt using stones to match the original wall and using the same construction method as the original wall.

This wall is like many others in the towns conservation area and it is felt it is important to retain these traditional walls.

RESOLVE PLN/04(23)/114 - that a response of **OBJECTION** on the following grounds: -

1)The proposed stone faced wall is not in keeping with the original wall and the Conservation area.

Irthlingborough Town Council wish to see the wall rebuilt

1)using stones to match the original wall

2)using the same construction method as the original wall

3)to match and blend in seamlessly with the remaining sections of the original wall along the length of Meeting Lane.

should be submitted against planning application NE/23/00224/FUL

B) NE/23/00288/FUL - SINGLE STOREY REAR EXTENSION LOCATION: 106 ADDINGTON ROAD
IRTHLINGBOROUGH WELLINGBOROUGH NN9 5UP

The application is to extend the rear of the property to infill the area currently setback to be level with the rear wall of the existing play room to make a large kitchen/ diner /family room.

It was not considered the extension would have any adverse effect on neighbouring properties.

RESOLVE PLN/04(23)/115 - that a response of **NO OBJECTION**

should be submitted against planning application NE/23/00288/FUL

C) NE/23/00321/FUL CONVERSION OF THE FORMER WORKING MENS CLUB INTO EIGHT 2 BEDROOM APARTMENTS AND FIVE 1 BEDROOM APARTMENTS, CHANGE OF USE FROM SUI GENERIS (FORMERLY A4) DRINKING ESTABLISHMENT TO C3 RESIDENTIAL. LOCATION: 1 SCARBOROUGH STREET IRTHLINGBOROUGH WELLINGBOROUGH NN9 5TT

The proposal does not propose many changes the exterior of the building. To the front a couple of additional windows are to be added in keeping with the existing ones and to the rear additional doors to form the entrances to flats A to F mean some changes to current window layout.

The application is for 13 flats

2 on the lower ground floor

2 on the upper ground floor

2 on the first floor

1 in the roof.

Chairman:

Date:

The remaining six flats will be two floor flats with the living space on the upper ground floor and bedrooms and bathrooms on the first floor.

There is NO parking provision and limited outside space.

Members felt the flats looked to be of a reasonable size and layout but the lack of any parking provision in this location is unacceptable. The development could result in a further 26 vehicles.

There is already a lack of on road parking in the area and the property is located in close proximity to the Nursery, Infant and Junior schools and the fire station. The Methodist Church is also nearby.

RESOLVE PLN/04(23)/116 - that a response of **OBJECTION** on the following grounds: -

1) **Lack of parking provision** – the proposal does not provide any parking provision for the 13 flats which could realistically bring an additional 26 or more cars into the area.

The site is located in a built up area. The majority of houses in Scarborough Street, College Street and neighbouring road Manton Road are old houses which have no private parking.

Due to this on road parking is very, very limited in this area, with vehicles parking on both sides of the roads where unrestricted.

There is not the capacity for additional on road parking in this area.

2) **Proximity to Nursery, Infant and Junior schools, Fire Station and Methodist Church.** –

Additional development and parking would increase the health and safety risk to the pupils staff parents/guardians of the Irthlingborough Nursery, Infant and Junior Schools located in Scarborough Street.

There are already significant problems here especially at the start and end of the school day.

Irthlingborough Fire Station is located nearby in College Street – increased on road parking could be detrimental to the movement of the emergency vehicles.

Irthlingborough Methodist Church is situated on a bend close to the proposed development. The increase in traffic and on road parking could have an adverse effect on the safety of those attending the Church.

North Northants Highways have requested that a Parking Beat Survey is carried out giving very specific instructions as to the times, days and how information should be calculated.

Irthlingborough would like to see the Parking Beat Survey undertaken.

should be submitted against planning application NE/23/00321/FUL

D) NE/20/01453/OUT OUTLINE PLANNING APPLICATION FOR A SUSTAINABLE URBAN EXTENSION COMPRISING RESIDENTIAL DEVELOPMENT OF UP TO 2,200 DWELLINGS (CLASS C3), RESIDENTIAL INSTITUTION (CLASS C2), UP TO 110,000 SQUARE METRES OF EMPLOYMENT DEVELOPMENT (CLASSES B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION), E(COMPRIHING OFFICE, RESEARCH AND DEVELOPMENT OF PRODUCTS OR PROCESSES AND INDUSTRIAL PROCESSES)), TWO LOCAL CENTRES, TWO PRIMARY SCHOOLS, ONE SECONDARY SCHOOL, DETAILS OF THE PRINCIPAL ACCESSES FROM A6 /JOHN CLARK WAY ROUNDABOUT AND NEWTON ROAD, SECONDARY VEHICULAR AND NON-VEHICULAR ACCESSES, PUBLIC OPEN SPACE INCLUDING SUITABLE ALTERNATIVE NATURAL GREENSPACE, CEMETERY, ALLOTMENTS, NOISE MITIGATION FEATURES, DRAINAGE, PRIMARY SUB-STATION UTILITIES APPARATUS AND ASSOCIATED ENGINEERING WORKS, DEMOLITION OF EXISTING BUILDINGS, EARTHWORKS AND GROUND REMODELLING (ALL MATTERS RESERVED EXCEPT ACCESS) AT RUSHDEN EAST URBAN EXTENSION LIBERTY WAY RUSHDEN NORTHAMPTONSHIRE.

Chairman:

Date:

Rushden Town Council had submitted comments on the original application raising concerns about the connectivity of the development, the category of the employment provision and the lack of health provision.

Members agreed with their concerns.

RESOLVE PLN/04(23)/117 - that a response of **OBJECTION**

Irthlingborough Town Council support Rushden Town Councils concerns in relation to this application.

Connectivity – It is essential that the sustainable Urban Extension (SUE) should be fully integrated into the rest of Rushden in order for the whole town to benefit from any growth rather than being a standalone development and it should provide support for existing facilities as well as providing new facilities.

Employment – Would like to see a lot less B8 (storage and distribution) employment and a large amount of quality employment opportunities B2 and E included.

Health Provision – would like to see additional health provision included to support the 2200 dwellings

should be submitted against planning application NE/20/01453/OUT Amendment

113. PROPOSAL FOR 40 MPH SPEED LIMIT STATION ROAD, IRTHLINGBOROUGH
TO CONSIDER A PROPOSAL FOR A 40-MPH SPEED LIMIT FOR STATION ROAD IRTHLINGBOROUGH
RESPONSE NEEDED BY 3RD MAY 2023.

The proposal is for a 40mph speed limit to be put on the section of A6 Station Road from Nene Park Roundabout to the Chown's Mill Roundabout.

It is currently 40mph, which members believed was temporarily put in place when work started on the Chown's Mill Roundabout. This proposal is to make the 40mph speed limit permanent.

RESOLVE PLN/04(23)/ 118- that a response of **NO OBJECTION**

should be submitted against the proposal to introduce a 40MPH speed limit A6 Station Road, Irthlingborough

Date of next meeting - To be advised

There being no further business the meeting closed at 7.48pm.

Chairman:

Date: