

IRTHLINGBOROUGH TOWN COUNCIL



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 25TH JANUARY 2022 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

AGENDA

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

No apologies received.

68. 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 71 A Planning Application NE/21/01799/FUL – Councillor D Maxwell had been involved with a previous application relating to this site.

69. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH JANUARY 2022.

RESOLVE PLN/01(22)/62 – that the Minutes of the Planning Committee meeting Tuesday 11th January 2022 be approved and signed as a correct record of proceedings.

70. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH JANUARY 2022.

Nothing was raised.

71. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/21/01799/FUL – CONSTRUCTION OF GARDEN CENTRE AND PLANT NURSERY WITH ASSOCIATED PARKING AND FORMATION OF DEDICATED RIGHT TURN JUNCTION ON THE A6 AT BUNGALOW, A6 IRTHLINGBOROUGH BYPASS, IRTHLINGBOROUGH

The Committee felt that the proposed garden centre would be an asset to the town.

Chairman:

Date:

Members would like to see local schools being able to benefit educationally from the development. Could sustainability/environment teaching be facilitated on site, biodiversity, rain water harvesting etc.

However, the installation of a new junction to access and depart the site was of some concern along with the provision of pedestrian access.

Concerns regarding, the amount of space that would be available for vehicles waiting to turn right into the development at the proposed new junction and whether there would be enough space to ensure free flowing traffic along the A6 to be maintained. Would there be a no right turn in place when exiting the Garden Centre so exiting traffic was not crossing the carriageway. Is the pedestrian provision of additional footpaths and a ghost island sufficient to ensure pedestrian safety, were discussed.

Unfortunately, at the time of the meeting a full Highways report was not available. Highways response indicated that the Transport Assessment and Road safety Audit were still being undertaken.

It was resolved to delegate the Councils three Unitary Councillors to raise any Highways concerns after reviewing the full Highways report at the Area Planning Committee meeting to discuss the application.

RESOLVE PLN/01(22)/63 - that a response of **NO OBJECTION** with the following comments: -
As at the time of their planning meeting 25th January 2022 the Head of Transport Highways and Infrastructure comments indicated that the Transport Assessment and Road Safety Audit were still being undertaken and their comments would be submitted after their completion and review.

The Planning Committee were therefore unable to consider Highways full views regarding the proposed new junction off of the A6 onto the proposed Garden Centre site.

The Planning Committee as a result have delegated their unitary Councillors K Harrison, D Maxwell and R Powell to study the full Highways documents when received and take any concerns raised from the Highways reports to the Area Planning Committee meeting at which this application is discussed.

They also request that any S106 monies goes to the local schools Irthlingborough Nursey and Infant School, Irthlingborough Junior School and Huxlow Science College. Irthlingborough Town Council would like to see a provision for the schools to have an area where sustainability/environment issues could be taught on site, to allow for learning on topics e.g., biodiversity, rain water harvesting etc. should be submitted against planning application NE/21/01799/FUL

Date of next meeting 8th February 2022 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.45pm.

Chairman:

Date: