

IRTHLINGBOROUGH TOWN COUNCIL



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

PRESENT: Councillors: P Boyer, S Boyer, C Cross, D Maxwell, R Powell and T Walton

ALSO PRESENT: David Maddock co-opted member

AGENDA

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

Councillor E Hopkinson – Ill Health
Councillor J Farrar – Medical Appointment

RESOLVE PLN/07(23)/31 – that Councillors J Farrar and E Hopkinson’s apologies be accepted.

30. 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 37) NOTICE OF APPLICATION GOING TO APPEAL - NE/22/01375/FUL – PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2 X 2 BEDROOMED 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 NN9 5SD – Co-opted member D Maddock Trustee of Louisa Lilley Alms Houses

Alan Mayes co-opted member although not present had submitted comments and wished the following declarations to be noted

Item 36) CONSIDER ADDITIONAL INFORMATION FROM APPLICANT
NE/23/00350/FUL - 2ND FLOOR ROOF EXTENSION TO FORM 4 NEW APARTMENTS. AT 36 - 40 HIGH STREET IRTHLINGBOROUGH WELLINGBOROUGH NN9 5TN – co-opted member Alan Mayes knows some of the residents of Warrens Close.

Item 37) NOTICE OF APPLICATION GOING TO APPEAL - NE/22/01375/FUL – PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2 X 2 BEDROOMED FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (**REVISED RESUBMISSION OF 20/01181/FUL**) AT LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND

Chairman:

Date:

ST PETERS WAY IRTHLINGBOROUGH NN9 5SD – Co-opted member A Mayes Member of St Peter’s Church and Trustee of Louisa Lilley Alms Houses

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

RESOLVE PLN/07(23)/32 – that the Minutes of the Planning Committee meeting Tuesday 11th July 2023 be approved and signed as a correct record of proceedings

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

Nothing was raised.

Co-opted member Alan Mayes had sent his apologies. He had submitted some comments which were tabled at the meeting.

33. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/23/00571/FUL – PROPOSED SINGLE STOREY EXTENSION TO EXISTING HOUSE
LOCATION: 6 RINGWELL CLOSE, IRTHLINGBOROUGH, WELLINGBOROUGH, NN9 5GD

RESOLVE PLN/07(23)/33 - that a response of **NO OBJECTION** should be submitted against planning application NE/23/00571/FUL

34. CONSIDER RESPONSE FROM PLANNING OFFICER TO OBJECTION PLANNING APPLICATION:
NE/23/00365/FUL - SINGLE GARAGE CONVERSION TO HOME OFFICE/VET PHYSIO CLINIC LOCATION:
34 LAKESIDE IRTHLINGBOROUGH WELLINGBOROUGH NN9 5SW

After lengthy discussions members remained divided in their opinions.

A vote was taken to submit a response – To withdraw the Councils Objections – 3 for

A second vote was taken to submit a response - Objection on the grounds previously submitted – 3 for

Due to the equality of the votes, the Chair took a casting vote to submit an Objection on the grounds previously submitted.

RESOLVE PLN/07(23)/34 – that the response from the Planning Officer to the Councils objection to Planning Application NE/23/00365/FUL is received and noted.

RESOLVE PLN/07(23)/35 - that a response that Irthlingborough Town Council’s Planning Committee have considered the additional information submitted by the Planning Officer in response to the Councils earlier objection against Planning Application NE/23/00365/FUL and wish to return the following response:-

OBJECTION on the grounds previously submitted

1)This is a residential estate not a business setting

The Committee do not wish for a precedent to be set for business use on a residential estate.

Chairman:

Date:

2) An animal-based business is not considered to be a suitable business proposal for a residential estate

The movement of animals into and out of the proposed home office/vet physio clinic would create a regular noise disturbance and possible risk from the animals to neighbouring residents.

3) Increased traffic/parking – the property is served by a shared driveway which is also the access for three other residential properties.

The increase in vehicle movements throughout the day and into the evenings (proposed business times 9am to 8pm) would impact on the neighbouring properties access and create an increase in noise.

should be submitted against planning application NE/23/00365/FUL

35. CONSIDER A FURTHER RESPONSE FROM APPLICANT TO OBJECTION PLANNING APPLICATION: NE/23/00321/FUL - CONVERSION OF THE FORMER WORKING MEN'S 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

Once again members opinions were divided.

Each member submitted their views and these were discussed.

A proposal was made that a response of No Objection, but would like concerns about Communal space, amenity space, lack of parking, road safety and restricted access for emergency vehicles to be noted.

A vote was taken - 4 for, 1 Against and 1 Abstention

RESOLVE PLN/07(23)/36 – that the additional information provided by the applicant's architects on behalf of the applicant to the Councils requests for additional information in relation to Planning Application NE/23/00321/FUL is received and noted.

RESOLVE PLN/07(23)/37 - that a response that Irthlingborough Town Council's Planning Committee have considered the additional information submitted in response to the Councils earlier objection against Planning Application NE/23/00321/FUL by the applicant's architects on the applicant's behalf and wish to return the following response: -

WITHDRAW OBJECTION but, they would like their concerns noted in relation to the following:

1) the limited amount of communal space

2) the size of shared amenity spaces provided – shared bicycle and bin storage and pathways

3) Parking arrangements fail to comply with policy 8 of the NNJCS (2011-31) Place shaping principles e) vi

4) the lack of onsite parking provision for visitors and to allow for change of circumstances with tenants

5) road safety - particularly in relation to the school children but, also in relation to elderly residents many with restricted mobility using the nearby Day Centre and people attending the nearby Methodist Church due to increased traffic/movement to and from the development.

6) emergency vehicles – the Fire Station is nearby and there are concerns the increase in traffic/movement to and from the development could impact on the emergency vehicle's ability to get to an emergency

Irthlingborough Town Council would like the following positive comments noted

Chairman:

Date:

1) size of the accommodation – accommodation is of a generous size and would provide a comfortable living space – they would like to see any future conversions and new developments provide similar size accommodation.

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

36. CONSIDER ADDITIONAL INFORMATION FROM APPLICANT

NE/23/00350/FUL - 2ND FLOOR ROOF EXTENSION TO FORM 4 NEW APARTMENTS. AT 36 - 40 HIGH STREET IRTHLINGBOROUGH WELLINGBOROUGH NN9 5TN

The applicant had submitted a transport assessment which included a beat survey.

Members did not feel the additional information alleviated any of their objections.

A proposal to submit a response of Objection on the same grounds as previously, was made.

A vote was taken – 4 for, 2 abstentions

RESOLVE PLN/07(23)/38 – that the additional information provided by the applicant in relation to Planning Application NE/23/00350/FUL is received and noted.

RESOLVE PLN/07(23)/39 – that a response that Irthlingborough Town Council’s Planning Committee have considered the additional information against Planning Application *NE/23/00350/FUL* and wish to return the following response: -

OBJECTION all their earlier objections still stand

1) Conservation Area – the existing property falls within the Irthlingborough Conservation Area it is considered the additional floor roof extension would not lead to less than substantial harm to and would not enhance the Conservation Area. It would have a detrimental impact on the Conservation Area.

2) Lack of Parking – The application form states this property has 5 existing parking spaces which are to be retained. What it does not make clear is that those **same five parking spaces** were also included in the already approved application NE/22/01552/PDU for 4 flats. The already approved 4 flats could bring 8 cars onto the site outnumbering the number of parking spaces available and if this application was to be considered too the development could bring a total of 16 cars onto the site a short fall of up to 11 parking spaces. There is no facility for on road parking.

3) Warrens Close – the vehicular and pedestrian access to the proposed flats is via a very small narrow residential cul de sac Warrens Close.

This close only has a footpath on one side of it which is narrow and means that some pedestrians /mobility equipment users have to use the narrow road. There is a bend in the cul de sac which restricts vision already creating a risk to pedestrians/mobility equipment users without the substantial increase in footfall. There is no direct access to the High Street from the flats.

4) Increase in traffic – the number of vehicular movements along the narrow Warren Close cul de sac would increase substantially with the additional properties owners vehicles, deliveries etc This narrow cul de sac is considered unsuitable.

5) Access for emergency vehicles – Any inconsiderate parking would severely hinder if not prevent emergency vehicular access to properties in Warren Close and this development.

6) Waste provision – the waste provision of one bin being shared by all properties is not considered to be sufficient.

7) Danger to children – there are three schools in the vicinity many of whose pupils have to cross the road in close proximity to the entrance of Warren Close onto College Street. The increase in vehicular movement in and out of the Close would create an increased risk to children/families.

Chairman:

Date:

8)Noise – the development would considerably increase the noise in the area. should be submitted against planning application NE/23/00321/FUL

37. NOTICE OF APPLICATION GOING TO APPEAL – TO CONSIDER MAKING ADDITIONAL COMMENTS NE/22/01375/FUL - PROPOSED ERECTION OF A SINGLE BLOCK CONTAINING 6 APARTMENTS (4 X 1 BEDROOM STUDIOS & 2 X 2 BEDROOM FLATS) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND REFUSE AND CYCLE STORAGE (REVISED RESUBMISSION OF 20/01181/FUL) LOCATION: LAND BETWEEN LOUISA LILLEY ALMSHOUSES AND ST PETERS WAY IRTHLINGBOROUGH NN9 5SD

Members considered their previous responses and agreed to make an additional submission to the Inspectorate in response to some of the comments submitted by the applicant in response to the Councils objections and indicating they believe the appeal should be dismissed.

Additional comments to be made in relation to: -
Developments proximity of the church and its impact on the church
The unsympathetic design/structure
Highway concerns

RESOLVE PLN/07(23)/40 - that the draft response from Co-opted member Alan Mayes for consideration in connection with submitting a rebuttal to the applicant's responses to the Councils objections to Planning Application NE/22/01375/FUL is received and noted.

RESOLVE PLN/07(23)/41 - that the Council submits additional comments to the Inspectorate and requests that the appeal should be dismissed against Planning Application NE/22/01375/FUL

38. TO RECEIVE NOTICE OF A MEETING FOR TOWN/PARISH COUNCILLORS REGARDING KETTERING INDUSTRIAL BUILDING, THRAPSTON ROAD 'ENERGY PARK, AND TO CONSIDER NOMINATING A COUNCILLOR TO REPRESENT IRTHLINGBOROUGH TOWN COUNCIL AT THE MEETING.

Three members indicated they would like to attend the meeting, Councilor's P Boyer, S Boyer and R Powell.

RESOLVE PLN/07(23)/42- that the notice of a meeting for Town /Parish Councillors regarding Kettering Industrial Building, Thrapston Road 'Energy' park is received and noted.

RESOLVE PLN/07(23)/43- that Councillors P Boyer, S Boyer and R Powell represents Irthlingborough Town Council at the Meeting for Town/Parish Councillors regarding Kettering Industrial Building, Thrapston Road 'Energy'Park'

RESOLVE PLN/07(23)/44 – that the Clerk submits the names and Council email addresses of those representing Irthlingborough Town Council to the meeting organisers.

Date of next meeting – 29th August 2023 at 7pm at the Community Centre Fettleline Road NN9 5XF

There being no further business the meeting closed at 8.14pm

Chairman:

Date:

Chairman:

Date: