

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 26TH OCTOBER 2021 AT 7 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors S Boyer, C Collis-Neale, C Cross, D Maxwell and P Boyer (Ex Officio)

ALSO PRESENT: David Maddock and Alan Mayes – co-opted members, and 1 Member of the public

AGENDA

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

Councillor R Powell – Family Commitment
Councillor T Walton – Ill Health

RESOLVE PLN/10(21)/41 – that Councillors R Powell and T Walton’s apologies be accepted.

42. 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.

43. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH OCTOBER 2021.

RESOLVE PLN/10(21)/42 – that the Minutes of the Planning Committee meeting Tuesday 12th October 2021 be approved and signed as a correct record of proceedings.

44. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH OCTOBER 2021.

Page 24 - **RESOLVE PLN/10(21)/40** – that Councillor J Farrar attends the Unitary Area Planning Committee Meeting on Monday 18th October 2021 to speak on the Councils behalf in regard to Planning Application NE/21/01093/FUL - Two storey extension to rear at 1 Grimmer Walk, Irthlingborough. – Councillor C Cross enquired as to whether Councillor J Farrar attended and if the application had been refused.

The Clerk responded that Councillor J Farrar had attended. The Unitary Area Planning Committee had approved the application.

Chairman:

Date:

Councillor D Maxwell who in her role as a Unitary Councillor was on the Area Planning Committee informed members that it had been generally felt that the extension would have been permitted under the new permitted development regulations and due to the positioning of the windows overlooking would not be a cause for concern. Councillor D Maxwell had voted against the application but all other members had voted in favour.

45. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/21/01492/FUL – PROPOSED REAR CONSERVATORY AT 12 HARRINGTON ROAD, IRTHLINGBOROUGH

Members felt the proposed extension was a little disproportionate to the rest of the house, the proposed room being larger than the existing living space. It was noted there would be no loss of privacy to neighbouring properties. Some concern was raised regarding the impact of the extended brick wall on the adjoining properties outlook, however it was noted that no objection had been raised by the neighbours.

RESOLVE PLN/10(21)/43 - that a response of **NO OBJECTION** providing there was no objection from the neighbours should be submitted against planning application NE/21/01492/FUL

B) NE/21/01497/FUL – PARTIAL CHANGE OF USE OF GROUND FLOOR TO ALLOW FOR THE CREATION OF 1 NO FLAT; INSTALLATION OF OBSCURE GLAZED FULL DEPTH WINDOW AND ROOF LANTERN AT 48 HIGH STREET, IRTHLINGBOROUGH

This was the second application for this property. The previous application had been to add a first-floor rear extension and create 3 flats, two on the first floor and one on the ground floor. That application had been refused.

This application only proposed a small change to the exterior of the building, with the main changes being internal alterations. The external changes were to change the small high window on the side elevation to a full depth obscure glazed window and to add a roof lantern to provide more light to the proposed new living space.

The existing first floor flat would remain as it was. A partial change of use resulting in a reduction of business floor space would create a one bedroom ground floor flat.

Members discussed the application taking into consideration the surrounding area. The property is situated alongside a one way access, there is no parking provision, It is close to two food outlets, this causes environmental problems with food odours, noise and late night activity associated with these. In addition, there are two large extractor fans emitting smells. It was felt the impact of these would be significantly greater on a ground floor flat than the existing first floor flat. There was also concern over the size and standard of the living accommodation.

RESOLVE PLN/10(21)/44 - that a response of **OBJECTION** on the following grounds: -

- Small and sub-standard living accommodation that does not meet national standards for the ground floor flat
- Lack of parking provision and limited vehicular access
- Adverse impact of noise and air pollution associated with nearby food outlets including the large exterior extractor fans and late night activity.

Chairman:

Date:

- Position adjoining one way access road from High Street.
 - Impact on current business, loss of 50% of business space.
- should be submitted against planning application NE/21/01497/FUL

Date of next meeting 9th November 2021 at the Day Centre, College Street

There being no further business the meeting closed at 7.30pm

Chairman:

Date: