

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 27TH APRIL 2021 AT 7 P.M. USING ZOOM

PRESENT: Councillors C Cross, D Gater, H Khandwala (joined at 7.08), R Powell, A Short and A Winkle

ALSO PRESENT: Alan Mayes, 1 Member of the public

Chairman Councillor H Khandwala had been unavoidably delayed, in his absence the Vice Chairman led the meeting.

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

Councillor T Walton – Prior School Governor Commitment

RESOLVE PLN/04(21)72 – that Councillor T Walton’s apology be accepted.

80. 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 84 – License Application – British Arms, Baker Street - Alan Mayes – Co -opted member - lives locally.

81. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23RD MARCH 2021.

RESOLVE PLN/04(21)/73 – that the Minutes of the Planning Committee meeting Tuesday 23rd March 2021 be approved and signed as a correct record of proceedings

82. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23RD MARCH 2021 (UNLESS COVERED BELOW)

Nothing was raised.

David Maddock co-opted member had sent his apologies – he had not submitted any comments.

83. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS

Chairman:

Date

A) EN/20/00823/FUL – DEMOLITION OF EXISTING GARAGE/WORKSHOP AND CONSTRUCTION OF NEW SELF-CONTAINED DWELLING AT 46 LEES STREET, IRTHLINGBOROUGH, NN9 5RN (AMENDMENT)

Mainly internal changes to the original proposal.

There was still uncertainty regarding the ability to meet Highway's requirements for visibility splays at the proposed access and the parking provision.

A local resident had also raised concerns regarding the right of access to the proposed property.

RESOLVE PLN/04(21)/74 - that a response of **NO OBJECTION** providing that Highways requirements relating to visibility splays and parking are met and a right of access is confirmed. should be submitted against planning application 20/00823/FUL

One member abstained.

Chairman Councillor H Khandwala joined the meeting at 7.08. He apologised for his lateness, thanked the Vice Chairman and took over as Chair for the remainder of the meeting.

B) NE/21/00349/FUL – CONVERSION OF 3-BED DWELLING INTO 2 X 1-BED SELF-CONTAINED APARTMENTS. ALL WORKS INTERNAL AT 164 HIGH STREET, IRTHLINGBOROUGH, NN9 5RD

Due to an extension to the response date requested not being granted, Committee members had been consulted via a Round Robin on this application and a response submitted.

The Committee were asked to resolve their response for Council records.

RESOLVE PLN/04(21)/75 - that a response of **OBJECTION** on the following grounds:

- Precedent – It would set an inappropriate precedent for similar houses with no parking and limited outside space
- Parking - Insufficient parking provision
- Neighbouring properties - The intensification of the use of the property would be unneighbourly

should be submitted against planning application NE/21/00349/FUL

C) NE/21/00162/FUL – REMOVAL OF GARAGE DOOR, REPLACING WITH MATCHING BRICKWORK AND UPVC DOUBLE GLAZED WINDOW. ADDING NEW WINDOW TO SIDE WALL AT 120A ADDINGTON ROAD, IRTHLINGBOROUGH, NN9 5UP

Clarification was sought that 120A was classed as a separate dwelling as it had previously been a garage for 120 Addington Road and the existing plans did not give details of the current first floor.

It was confirmed the property was a separate dwelling with its own listing on the electoral role.

RESOLVE PLN/04(21)/76 - that a response of **NO OBJECTION** should be submitted against planning application NE/21/00162/FUL

D) NE/21/00372/FUL – ERECTION OF FIRST FLOOR REAR EXTENSION AT 14 PERKINS ROAD, IRTHLINGBOROUGH, NN9 5PY

Chairman:

Date

RESOLVE PLN/04(21)/77 - that a response of **NO OBJECTION** should be submitted against planning application NE/21/00372/FUL

The Chairman had prior to the meeting been asked by a member of the public to be given an opportunity to address the committee in relation to the next Planning Application.

This would normally have taken place at the very beginning of the meeting. However, the Vice Chairman had not been aware of the request/permission so the member of the public was invited to address members at this point.

One member wished their objection to this diversion from normal procedures to be recorded.

The member of the public spoke against the application.

They felt the application for 8 flats over first and second floors above a High Street retail unit would have a massive impact on the street scene. The proposed flats did not meet the national guidelines sizes and there was no outdoor space provision. Reports on the impact of the proposal on nearby heritage assets and the conservation area it fell within had not been included. To sum up they felt it would be detrimental to the High Street. They thanked the committee for listening.

The Chairman thanked them for their comments.

E) NE/21/00421/FUL - DEMOLITION OF EXISTING FIRST FLOOR ANCILLARY RETAIL AREA AND ERECTION OF TWO FLOORS CONTAINING 8 RESIDENTIAL UNITS WITH ASSOCIATED CAR AND CYCLE PARKING AND REFUSE STORE | 13 - 19 HIGH STREET IRTHLINGBOROUGH NORTHAMPTONSHIRE

Following discussions during which several concerns were raised it was agreed to the following objection to the application being submitted.

RESOLVE PLN/04(21)/78 - that a response of **OBJECTION** on the following grounds: Irthlingborough Town Council's Planning Committee have considered Planning Application NE/21/00421/FUL and wish to return the following response:-

OBJECTION on the following grounds:-

The pre-submission draft Local Plan Part 2 (February 2021), Policy EN39, prepared by the East Northamptonshire District Council refers to the former Select and Save Site located at 13-21 High Street and the St.Peter's Way Car park sited to the rear of this property. It states that the site is allocated for redevelopment with proposals expected to deliver the following:

- a) A balance and mix of main town centre uses, including convenience and comparison retailing, financial services and/or food and drink businesses
- b) Enhancements to the High Street primary shopping frontage
- c) Pedestrian connections between the High Street, St Peter's Way and St Peter's Church
- d) Provision for suitable service arrangements for the new business premises
- e) Sufficient public car parking
- f) Opportunities for live-work units at first floor level or above;

Chairman:

Date

- and
- g) Enhancements to the settings of heritage assets, with particular reference to St Peter's Church and the Louisa Lilley almshouses.

The emerging Irthlingborough Neighbourhood Plan lists this site for alternative development in accordance with the local Plan Part 2 policies.

This proposal does not deliver the above.

The National Planning Policy framework (NPPF)

The empty shops associated with this site have been identified as an enhancement/regeneration area in the emerging Local Plan. Under the National Planning Policy Framework (NPPF) Paragraph 48 Local authorities may give weight to emerging policies.

Highway safety – This would be an unacceptable impact on Highway safety with the increased traffic using the entrance/exit on to St.Peter's Way and also the entrance/exit onto the High Street from St. Peter's Way. Paragraph 109 refers

This should be considered in conjunction with the two applications for flats 20/00997/FUL and 20/01181/FUL, the increased traffic for the development and existing commercial premises.

Policy 8 – North Northamptonshire Place shaping principles

Paragraph 127 b - developments should be encouraged which are visually attractive with good architecture and layout and effective landscaping. This application proposes unattractive development with poor architecture and demonstrates very limited landscaping which do not respond to this policy.

The proposed development which falls within the Conservation area which is a statutory historic asset does not show sympathy to the local character and history including the surrounding built environment and landscaping as outlined in Paragraph 127 c

Neither does it show a sense of place or accommodate green spaces paragraphs 127 d and e refer. There is no green space for the residents in this scheme.

The Northamptonshire Joint Core strategy (NNJCS)

Policy 2 refers to the Historic environment. It states that developments should:

- a) conserve and enhance
- b) complement through scale, form design and materials
- c) enhance Vistas of church spires (and towers) in the Nene Valley
- d) demonstrate an understanding of the impact of the development

The proposal does none of these things to the historic environment (the Conservation Area) into which it is being placed.

Proposals should complement their surrounding historic environment through the form, scale, design and materials – Architecture very poor, next to a non-heritage asset building

This proposal is an over intensification of the site and detrimental to the Conservation area.

should be submitted against planning application NE/21/00421/FUL

Chairman:

Date

F) NE/21/00343/FUL - REMOVAL OF EXISTING TELECOMMUNICATIONS MAST AND INSTALLATION OF NEW 20 METRE MAST INCLUDING TRANSFER OF EXISTING APPARATUS TO NEW MAST AND INSTALLATION OF 3 NO. ADDITIONAL ANTENNAS AND ASSOCIATED APPARATUS AND ANCILLARY WORKS | TELECOMMUNICATIONS MAST WINDMILL ROAD IRTHLINGBOROUGH NORTHAMPTONSHIRE

Members had been consulted on a pre-application to this application

RESOLVE PLN/04(21)/79 - that a response of **NO OBJECTION** should be submitted against planning application NE/21/00343/FUL

One member abstained.

84. LICENCE APPLICATION – BRITISH ARMS 60 BAKER STREET, IRTHLINGBOROUGH- FULLY VARIATION

Members felt it was encouraging that a pub chain had taken this on and were committing to undertake considerable changes/improvements.

RESOLVE PLN/04(21)/80 - that a response of **NO OBJECTION** should be submitted against planning application 21/00293/LAPVAR

Date of next meeting – To be confirmed

There being no further business the meeting closed at 7.28pm

Chairman:

Date