

## IRTHLINGBOROUGH TOWN COUNCIL



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 28<sup>th</sup> JUNE 2022 AT 7.05 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF**

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PRESENT: Councillors S Boyer, C Collis-Neale, C Cross, E Hopkinson, D Maxwell, T Walton and Mayor (ex Officio)

ALSO PRESENT: David Maddock - co-opted member, Councillors P Boyer and R Powell

The retiring Vice Chairman Cllr D Maxwell opened the meeting in the absence of the retiring Chairman who was no longer a committee member.

### AGENDA

#### 15. ELECTION OF CHAIRMAN – ELECT A CHAIRMAN FOR THE CIVIC YEAR 2022/23

Nominations for Chairman were requested

Councillor D Maxwell was nominated and seconded

Councillor T Walton was nominated and seconded

A vote was taken on the first nomination Councillor D Maxwell – 3 for - 2 abstentions

A vote was taken on second nomination Councillor T Walton as first vote not conclusive - 3 for

The deciding vote went to the retiring Vice Chairman who was chairing the meeting Councillor D Maxwell who voted for herself.

**RESOLVE PLN/06(22)/15** – that Councillor D Maxwell be elected Chairman of the Planning Committee for Civic Year 2022-23

#### 16. ELECTION OF VICE CHAIRMAN – ELECT A VICE CHAIRMAN FOR THE CIVIC YEAR 2022/23

Nominations for Chairman were requested

Councillor T Walton was nominated and seconded

No other nominations were received

Chairman:

Date:

**RESOLVE PLN/06(22)/16** – that Councillor T Walton be elected Vice Chairman of the Planning Committee for Civic Year 2022-23

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

No apologies were made.

18. 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.

19. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14<sup>TH</sup> JUNE 2022.

**RESOLVE PLN/06(22)/17** – that the Minutes of the Planning Committee meeting Tuesday 14<sup>th</sup> June 2022 be approved and signed as a correct record of proceedings.

20. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14<sup>TH</sup> JUNE 2022.

Nothing was raised.

Councillor D Maxwell welcomed new committee member Councillor E Hopkinson.

21. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/00766/TCA – T1 – YEW TREE TO FELL AT ST PETERS CHURCH, CHURCH STREET, IRTHLINGBOROUGH

This application has been submitted by Irthlingborough Town Council following a request from St Peter's Church. The request was in response to a recommendation made by a Structural Engineer who had inspected and monitored a crack in the church building which has been attributed to the Yew tree. The request to fell the tree is to prevent further damage and hopefully once the ground has resettled/ rehydrated after removal reduce the existing damage.

**RESOLVE PLN/06(22)/18** - that a response of this application was submitted by Irthlingborough Town Council. Irthlingborough Town Council therefore do not feel able to comment and wish to leave the decision to North Northamptonshire Council's Tree Officer. should be submitted against planning application NE/22/00766/TCA

22. ADDITIONAL INFORMATION

NE/21/01691/LBC – 62 HIGH STREET, IRTHLINGBOROUGH ADDITIONAL COMMENTS RECEIVED

Two applications were received for alterations and conversion of the existing 2 storey dwelling house and detached workshop into 4 self contained flats at 62 High Street Irthlingborough.

Chairman:

Date:

Full Planning Application NE/22/01690/FUL and Listed Building Consent Application NE/22/01691/LBC both applications had exactly the same information/documents

Irthlingborough Town Council submitted the same OBJECTION response to both.

North Northants Council Planning issued a decision notice for Full Planning Application NE/21/01690/FUL – REFUSE PERMISSION

On the 9<sup>th</sup> June 2022 the Planning Officer emailed Irthlingborough Town Council stating:  
I note from the Town Council's comments that they consider that the proposed conversion would result in harming the significance of the Grade II Listed Building.

The Principal Conservation Officer considers that the proposed alterations would not cause harm to the fabric of the Listed Building and therefore has no objection to the proposed scheme. The Archaeological Team also have no objection to the proposed scheme. Therefore, it is considered that the proposed scheme would not result in harm to the significance of the historic asset and a reason for refusal on this ground would not be substantiated.

Although, the proposal is not considered to cause harm in terms of heritage assets, it is considered that the proposed development would cause harm in terms of residential amenity and character of the local area and therefore I am recommending refusal for the full application. However, in terms of the Listed Building Consent, which is the sole consideration of the impact of the proposal on the special architectural or historic interest/significance of the listed building (including its setting). As per the above, I will be recommending approval.

Given the above, are you satisfied that the proposal would not cause harm to the listed building and its setting? I would appreciate your comments by next Wednesday (15<sup>th</sup>).

An extension to the response date was requested to allow Irthlingborough Town Councils Planning Committee to consider the request at their next meeting on the 28<sup>th</sup> June 2022.

On the 21<sup>st</sup> June the Planning Officer emailed Irthlingborough Town Council again as follows: -

Following a review of our scheme of delegation with the Chair, Vice Chair and a Senior Planning Officer it has been determined that the above application can be decided under delegated powers and as such will be a favourable listed building consent this week. Therefore, it would not be necessary to present this application at the next meeting.

A decision notice for NE/21/01691/LBC was issued on the 22<sup>nd</sup> June 2022

**GRANTS LISTED BUILDING CONSENT For the works as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:**

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent. NE/21/01691/LBC Page 2 of 4
2. Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging

Chairman:

Date:

of the condition: (i) fieldwork in accordance with the agreed written scheme of investigation; (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority); (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with NPPF Paragraph 205.

3. The works hereby permitted shall be carried out in accordance with the following approved plans: Location and Site Plan - PP20-34001 Proposed Floor, Elevation and Section Plan - PP20-34004D Joinery Detail Plan - PP20-34005 Schedule of Works Heritage Statement

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Members were very disappointed that a decision had been taken prior to them being able to submit further comments which had been invited by the Planning Officer.

They wished to lodge a complaint and ask for a stop notice to be put on the application. They also wished the way applications delegated to Planning Officers were dealt with to be looked at.

**RESOLVE PLN/06(22)/19** - that the Clerk writes to the Head of Planning and the Chairman of North Northants Council to register a complaint in regard to the handling of Planning Application NE/21/01691/LBC. Confirming Irthlingborough Town Councils objection and requesting a stop notice to be put on any work being undertaken. Also, to raise concerns over procedures when Applications are delegated to Planning Officers.

**RESOLVE PLN/06(22)/20** - that the Councillor D Maxwell speaks to Head of Planning Jenny Bone on behalf of the Planning Committee to express their dissatisfaction with the fact that a decision had been made without waiting for Irthlingborough Town Councils further comments which had been invited by the Planning Officer in relation to application NE/21/01691/LBC.

Date of next meeting 12<sup>th</sup> July 2022 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.29 pm.

Chairman:

Date: