

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 28TH MARCH 2023 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

PRESENT: Councillors P Boyer, S Boyer, C Cross, E Hopkinson, T Walton and Mayor (ex officio)
 ABSENT: Councillor D Maxwell
 ALSO PRESENT: David Maddock, Alan Mayes – co-opted members

AGENDA

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

No apologies had been received

96. 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 declaration of interests were made.

97. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH MARCH 2023.

RESOLVE PLN/03(23)/99 - that the minutes of the Planning Committee meeting of Tuesday 14th March 2023 be approved and signed as a correct record of proceedings.

98. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH MARCH 2023.

Nothing was raised.

99. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/23/00106/FUL - PROPOSED REAR EXTENSION AND GARAGE CONVERSION. LOCATION: 3 ELIZABETH WAY IRTHLINGBOROUGH WELLINGBOROUGH NN9 5LE

Members noted that the extension would extend further than the neighbouring property.

However, they didn't think it would have a significant impact and noted there had been no objection submitted by the neighbours.

Chairman:

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RESOLVE PLN/03(23)/100 - that a response of **NO OBJECTION** should be submitted against planning application NE/23/00106/FUL

B) NE/23/00189/FUL - CHANGE OF USE OF A1/A3 UNIT TO HOT FOOD TAKEAWAY LOCATION: 1 CHURCH STREET IRTHLINGBOROUGH WELLINGBOROUGH NN9 5FT

The application was purely for a change of use to enable the unit to be marketed in that category.

Whilst another hot food takeaway was not what the Council would have chosen to see at this location. The unit has been empty since its construction in 2018 and members felt it would better for it to be occupied rather than continuing to sit empty.

RESOLVE PLN/03(23)/101 - that a response of **NO OBJECTION** should be submitted against planning application NE/23/00189/FUL

100. TO RECEIVE AND CONSIDER SUBMITTING A RESPONSE TO EAST NORTHAMPTONSHIRE LOCAL PLAN PART 2 (ENLPP2) PROPOSED MODIFICATIONS CONSULTATION CLOSING DATE 21ST APRIL 2023.

There were a few references to Irthlingborough in the document which was considered too complex to follow.

Two significant sections

Word/numbers in italics were to be deleted, words/numbers in bold and underlined were to be added

Page 48 reference number MM48 Housing delivery Paras 8.5 to 8.15 inc tables 14 and 15 Publication Plan pages 132 – 136 Amend paragraph 8.11 as follows:

For Irthlingborough, commitments for *500* **429** dwellings are identified within the *2019* **2020** housing land supply. A further *207* **199** dwellings is included within the housing land supply, consisting of specific brownfield sites and other emerging sites which did not, as at 1 April *2019* **2020**, have planning permission. These emerging sites reduce the residual requirement to *323* **375** dwellings. Table 15 shows the latest position for the Irthlingborough West urban extension; namely that the trajectory for this site has been set back until later during the Plan period, such that just *250* **200** (out of 700) dwellings are now anticipated to come forward within the Plan period. While Irthlingborough West remains a commitment, it is expected that this site could only begin to deliver late in the Plan period

This section was noted.

Members discussed

Pages 79 and 80 reference number MM75 Policy number EN39 Publication Plan Page 192 – Amend policy EN39 as follows: -

The vacant Select & Save and St Peter's Way Car Park site, as shown on the policies Map, is allocated for redevelopment, proposals should deliver:

- 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;

Chairman:

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- d) provision for suitable service arrangements for the new business premises;
- e) Sufficient public parking;
- f) Opportunities for live-work units at first floor level or above; and
- g) *enhancements* – **Preservation and Enhancement** to the settings of the heritage assets with particular reference to St Peter’s Church and the Louisa Lilley Almshouses

It was felt that the planning permissions granted for this site contradicted this policy.

RESOLVE PLN/03(23)/102 - that the East Northamptonshire Local Plan Part 2 (ENLPP2) Proposed Modifications Consultation is received and noted.

RESOLVE PLN/03(23)/103 - that Irthlingborough Town Council submit comments relating to policy EN39 in response to the East Northamptonshire Local Plan Part 2 (ENLPP2) Proposed Modifications Consultation

101. TO RECEIVE AND NOTE THE SLIDES FROM THE PLANNING SCHEME OF DELEGATION & COMMITTEE STRUCTURE UPDATE MARCH 2023

RESOLVE PLN/03(23)/104 - that the slides from the Planning Scheme of Delegation & Committee Structure update of March 2023 is received and noted.

RESOLVE PLN/03(23)/105 – that the Clerk drafts a letter to Rob Harbour – Assistant Director Growth & Regeneration, indicating the Councils disappointment in the Planning Scheme of Delegation & Committee Structure Update and stating that the Delegation and Committee Structure gives a lesser role to the Town Council and the public which the Council consider to be unacceptable. The Clerk will circulate the draft to Committee Members prior to sending.

RESOLVE PLN/03(23)/106 – that the Clerk drafts a letter to Irthlingborough’s three Unitary Councillors, K Harrison, D Maxwell and R Powell asking them to take Irthlingborough Town Councils disappointment in the Planning Scheme of Delegation & Committee Structure Update up on the Councils behalf with North Northants Planning department. The Clerk will circulate the draft to Committee Members prior to sending.

102. TO NOTE THAT PLANNING APPLICATION NE/22/01044/FUL CONVERSION OF BUILDING TO 4NO 1 BED FLATS, TOGETHER WITH TWO STOREY REAR AND SIDE EXTENSION AND CHANGE OF USE FROM RETAIL / STORAGE TO RESIDENTIAL. LOCATION: 37 HIGH STREET IRTHLINGBOROUGH WELLINGBOROUGH NN9 5TE.IS GOING TO NORTH NORTHAMPTONSHIRE AREA PLANNING (THRAPSTON) COMMITTEE MEETING ON 29 MARCH 2023 AND TO AGREE WHO WILL SPEAK ON IRTHLINGBOROUGH TOWN COUNCILS BEHALF AT THAT MEETING.

RESOLVE PLN/03(23)/107 - that notice of Planning Application NE/22/01044/FUL conversion of building to 4no 1 bed flats, together with two storey rear and side extension and change of use from retail / storage to residential. location: 37 High Street Irthlingborough NN9 5TE is going to North Northamptonshire Area Planning (Thrapston) Committee meeting on 29 March 2023 is noted.

RESOLVE PLN/03(23)/108 - that Councillor D Maxwell will speak on Irthlingborough Town Councils behalf at North Northamptonshire Area Planning (Thrapston) Committee meeting on 29 March 2023 in opposition to Planning Application NE/22/01044/FUL conversion of building to 4no 1 bed flats, together with two storey rear and side extension and change of use from retail / storage to residential. location: 37 High Street Irthlingborough NN9 5TE

Chairman:

Date:

Date of next meeting 11th April 2023 at the Community Centre, Fettleline Road, NN9 5XF.

There being no further business the meeting closed at 7.25pm.

Chairman:

Date: