

IRTHLINGBOROUGH TOWN COUNCIL



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 28TH SEPTEMBER 2021 AT 7 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF**

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

ALSO PRESENT: Co-opted members David Maddock 5 Members of the public

AGENDA

The Chair welcomed everybody to the meeting of Irthlingborough Town Council's Planning Committee He offered the members of the public the opportunity to speak for a maximum of three minutes in connection with an item on the agenda.

Two People wished to address the meeting both in connection with Agenda Item 33 A)
NE/21/01277/OUT – Erection of 4 dwellings and modified highway access at 71 Finedon Road
Irthlingborough, NN9 5TY

A gentleman who lives in a neighbouring property wished to raise his objections to the application. His objection was based on the increased traffic the development of the site would bring to a very busy road and to health and safety issues related to that. The access to the site is along a single width driveway which is adjacent to an extremely well used public footpath which is a key link to all Irthlingboroughs schools. Between 3 and 3.30 an average of 400 senior school pupils walk down Finedon Road approximately 180 then go down the public footpath. There is also a very large number of Nursery, Infant and Junior School pupils and parents using the footpath which leads to directly to the rear of the Nursey Infant and Junior schools. The situation is similar in the mornings too but with the school usage spread over a slightly longer period.

The gentleman made members aware that there had been an accident at this location on Tuesday 21st when a youth had walked out into the road and been hit by a car resulting in a suspected fractured ankle.

Finedon Road has Lime trees planted along its length set back 2.3metres from the kerb which restricts vision as vehicles exiting properties approach the road, there is also a bus stop within metres of the driveway, when a bus is at the stop it further reduces vision, in addition to this there are always a large number of cars/vehicles parked on the road which frequently especially around school time prevent access to and from residents driveway altogether.

The applicant addressed the meeting. He understood the concerns raised regarding access and visibility. He stated that they had consulted with Sandersons (consulting engineers) in regard to the Highways access and would be doing what they can to make it as safe as possible. The 2 stone pillars will be removed, and he drew members attention to the splays detailed in the application.

Chairman:

Date:

In regard to the restriction of visibility caused by the trees this applied along the length of the road. As did the high volumes of pedestrians and on road parking which affected all houses in the Road. There was a development similar to this Gates Close along Finedon Road which consisted of 5 properties.

The Chair thanked them for their comments.

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

No apologies were received.

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 33 A) NE/21/01277/OUT – ERECTION OF 4 DWELLINGS AND MODIFIED HIGHWAY ACCESS AT 71 FINEDON ROAD, IRTHLINGBOROUGH, NN9 5TY

Councillor P Boyer – Knows applicant and close neighbours

Councillor S Boyer – Knows applicant and close neighbours

Co-Opted Member David Maddock – Knows applicant and close neighbours

31.MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH SEPTEMBER 2021.

RESOLVE PLN/09(21)/31 – that the Minutes of the Planning Committee meeting Tuesday 14th September 2021 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 14TH SEPTEMBER 2021.

Nothing was raised.

Co-opted member Alan Mayes had sent his apologies and submitted some comments in connection with the two planning applications and the Government Consultation about the Oxford and Cambridge Arc which members noted.

33.PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/21/01277/OUT – ERECTION OF 4 DWELLINGS AND MODIFIED HIGHWAY ACCESS AT 71 FINEDON ROAD, IRTHLINGBOROUGH, NN9 5TY

The Chair Councillor R Powell gave a quick summary of the earlier comments.

Councillor D Maxwell circulated some photographs taken at school leaving time to demonstrate the volume of pedestrians. She re-iterated that there had been an accident near 71 Finedon Road on Tuesday 21st September 2021 and that the road was a very busy road with large number pedestrians and parked cars.

The footpath running along the access boundary was very heavily used.

Chairman:

Date:

She felt that increasing the number of properties entering and exiting the access would be dangerous and had concerns as to whether emergency vehicles would be able to gain access.

Councillor C Cross felt the increase in the number of properties to 4 was over development and raised health and safety issues. She was concerned about the loss of biodiversity- trees.

Councillor T Walton thanked Councillor D Maxwell for providing the photographic evidence. She agreed with what been said previously but acknowledged that some factors applied to every house along Finedon Road. The properties if in a different location would be a nice addition to the town but wrong location and she couldn't see how development of this location could work.

Councillor S Boyer felt the issues raised were although in many ways the same for all properties along Finedon Road, were unique to this location because of the public footpath along its boundary. He also had concerns regarding access for emergency vehicles and construction traffic. Nice houses wrong location.

Councillor P Boyer was concerned about increased risk of an accident with cars having to manoeuvre/ wait if other vehicles exiting the site at the same time as one turning into the driveway very busy road and although 30mph restriction on it many vehicles travelled along it at greater speeds.

The main issues were the heavily used public footpath adjoining the site and the single width access.

RESOLVE PLN/09(21)/32 - that a response of **OBJECTION** on the following grounds: -

Access - The proposed access along a single width driveway leading to the wider tarmacked looped section is unsatisfactory. The driveway does not provide any passing bays which would result in vehicles having to back up or wait for vehicles travelling in the opposite direction to complete their passage along the single width section of driveway. Vehicles travelling from the dwellings towards Finedon Road will not be visible until a vehicle turning into the access has pulled off of the road. There is no safe waiting area at the Finedon Road end of the driveway which would result in vehicles wishing to access the development creating a danger to pedestrians and traffic building up on Finedon Road.

Health and Safety – Finedon Road is an extremely busy road, heavily used by both pedestrians and vehicles throughout the day but particularly at the start and end of the school day.

The number of parked cars is significantly increased at school start and finish times, residents in the vicinity cannot safely enter/exit their driveways at these times.

The Huxlow Science College with approximately 980 students is situated along Finedon Road. Irthlingborough Nursery, Infant and Junior schools with a combined total of approximately 800 pupils are located in Scarborough Street with access to the rear of the schools from the public footpath in Finedon Road which runs along the boundary of 71 Finedon Road. There is also a bus stop located within 3 metres of the proposed development. An increase in the number of vehicles entering and exiting from this proposed development would have a significant detrimental impact on the health and safety of pedestrians and road users.

Over development – the number of dwellings proposed is considered excessive. should be submitted against amended planning application NE/21/01277/OUT

The 5 members of the public left at 7.37

B) NE/21/01311/PDU – CONVERSION OF GROUND FLOOR FROM RETAIL TO RESIDENTIAL (8 FLATS)
AT 13 TO 21 HIGH STREET, IRTHLINGBOROUGH

Chairman:

Date:

The Chair summarised. This application is requesting a change of use from retail to residential, one of 4 applications related to the site for a total of 30 flats. Would mean a loss of retail provision on the High Street. Policy 12 of the Joint Core Strategy needs to be taken into consideration.

Councillor D Maxwell had concerns about the size of the studio flats, the parking provision, loss of retail and that it not in keeping with other residential properties on the High Street in Conservation area.

Councillor C Cross stated the High Street must supply shops and services making use of areas above shops for residential alright but not if results in loss of retail.

Councillor C Collis -Neale objected to the loss of retail and felt the proposed development would be an eyesore and that it did not provide enough parking.

The main issue was loss of retail.

RESOLVE PLN/09(21)/33 - that a response of **OBJECTION** on the following grounds: -

i)The Northamptonshire Joint Core strategy (NNJCS)

Policy 12 – states: -

The vitality and viability of the town centres in North Northamptonshire will be supported by:

a) Securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supporting the provision of additional residential uses on appropriate sites including the re-use of vacant space above shops. Part 2 Local Plans will identify the extent of the Town Centres, sites to accommodate town centre uses, and Primary shopping Areas. Within Primary Shopping Areas Proposals for change of use or redevelopment will be permitted if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A1 retail use being critically undermined;

this application contravenes the spirit of Policy 12 as it would result in the loss of retail within the Primary shopping area of the town.

ii)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.

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

ii)The pre-submission draft Local Plan Part 2 (February 2021), Policy EN39, prepared by the East Northamptonshire District Council refers to this 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

Chairman:

Date:

- 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;

This proposal does not meet the Local Plan Part 2 requirements.

iv)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.

v)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

vi) Parking provision - This application does not provide sufficient parking provision. It should be considered in conjunction with the three applications for flats 20/00997/FUL, 20/01181/FUL and NE/21/00421/FUL.

vii)Policy 8 – North Northamptonshire Place shaping principles

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. should be submitted against amended planning application NE/21/01311/PDU

34.GOVERNMENT CONSULTATION ABOUT THE OXFORD – CAMBRIDGE ARC RESPONSE REQUIRED BY 12TH OCTOBER.

CPRE Northamptonshire which Irthlingborough Town Council is a member had produced a document offering guidance to members in relation to the Oxford – Cambridge Arc consultation.

RESOLVE PLN/09(21)/34 – that a meeting of a delegated group comprising of the Chair of Planning , the Deputy Chair of Planning, the Mayor and the Town Clerk is arranged to complete and submit the Councils response to the Oxford – Cambridge Arc Consultation response required by the 12th October 2021.

Date of next meeting 12th October 2021 at Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.59 pm

Chairman:

Date: