

IRTHLINGBOROUGH TOWN COUNCIL



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 30TH AUGUST 2022 AT 7.00 PM AT THE COMMUNITY CENTRE, FETTLINEDINE ROAD, NN9 5XF

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

AGENDA

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

Councillor C Collis -Neale – family commitment

RESOLVE PLN/08(22)/40 – that Councillor C Collis-Neale’s apology be accepted.

38. 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.

39. MINUTES – TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26TH JULY 2022.

RESOLVE PLN/08(22)/41– that the Minutes of the Planning Committee meeting Tuesday 26th July 2022 be approved and signed as a correct record of proceedings.

40. MATTERS ARISING – TO NOTE ANY MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26TH JULY 2022.

Nothing was raised.

Co-opted member Alan Mayes had sent his apologies and submitted his comments which were read at the meeting.

41. PLANNING APPLICATIONS - TO CONSIDER THE FOLLOWING APPLICATIONS:

A) NE/22/00938/FUL – SINGLE STOREY SIDE GARAGE EXTENSION AT 141 HIGH STREET, IRTHLINGBOROUGH, NN9 5PU

Chairman:

Date:

Members raised no objections.

RESOLVE PLN/08(22)/42 - that a response of **NO OBJECTION** providing Highways comments are adhered to should be submitted against planning application NE/22/00938/FUL

B) NE/22/00851/OUT – OUTLINE: ERECTION OF UP TO 450 DWELLINGS, A COMMUNITY/RETAIL AND OR HEALTH FACILITY, IMPROVEMENT WORKS TO THE EXISTING A6/BEDFORD ROAD ROUNDABOUT INCLUDING PROVISION OF SHARED PEDESTRIAN/ CYCLE ACCESS, PARKING, LANDSCAPING, DRAINAGE FEATURES, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE (ALL MATTERS RESERVED EXCEPT ACCESS FROM THE A6/BEDFORD ROAD) AT LAND EAST OF A6 AND ROUNDABOUT AT BEDFORD ROAD, RUSHDEN

RESOLVE PLN/08(22)/43 – that a response of Irthlingborough Town Council do not feel able to make a comment until Highways and Rushden Town Council have submitted comments should be submitted against Planning application NE/22/00851/OUT

C) NE/22/00994/FUL – TWO-STOREY REAR EXTENSION AT 76 FINEDON ROAD, IRTHLINGBOROUGH, NN9 5TZ

RESOLVE PLN/08(22)/44 - that a response of **NO OBJECTION** providing there is no detrimental impact on light to the neighbouring property, with mind to protecting the right to light should be submitted against planning application NE/22/00994/FUL

D) NE/22/01044/FUL – CONVERSION OF BUILDING TO 4NO 1 BED ROOMED FLATS, TOGETHER WITH TWO STOREY REAR AND SIDE EXTENSION AND CHANGE OF USE FROM RETAIL/STORAGE TO RESIDENTIAL AT 37 HIGH STREET, IRTHLINGBOROUGH

RESOLVE PLN/08(22)/45 – that a response of **OBJECTION** on the following grounds: -

1. Loss of retail premises in a run of shops where the others are still used as businesses – computer consultants and café.
2. Overdevelopment – If the building were to be converted into four flats, the flats would be very small and poorly designed with unit 1 having the former shop window in the bedroom.
3. Replacement Windows – The proposed aluminium windows are not in keeping with the existing windows in the non-statutory historic terrace property within the Conservation area.
4. Insufficient parking – the extension is proposed on the current parking area. This leaves no parking provision. The property is on the corner of the High Street/Spinney Road which is a busy junction with very limited visibility. There is no close on road parking provision.
5. Conservation Area – the proposed development would have a detrimental impact on the Conservation Area

should be submitted against planning application NE/22/01044/FUL

E) NE/22/01000/TPO – REMOVE TREES 3,4,5,17,18 AND 19 (LEYLANDII) DUE TO EXCESS HEIGHT AND DANGER OF BENDING/BOWING/FALLING AND IMPACT ON THE GROWTH OF OTHER VEGETATION; TREES 1 AND 2 (MAPLE) – PRUNE BY 6FT APPROX. EVERY 5 YEARS TO MAINTAIN HEIGHT; TREES 6-16 – REDUCE IN SIZE BY 3FT EVERY 5 YEARS AT 3 SCOTSMERE, IRTHLINGBOROUGH

Chairman:

Date:

RESOLVE PLN/08(22)/46 – that a response of Irthlingborough Town Councils preference is that any trees that are removed are replaced. Therefore, although there are no objections to the removal of the leylandii, we would like the tree officer consulted with a view to suitable replacement trees. should be submitted against planning application NE/22/01000/TPO

Date of next meeting 13th September 2022 at the Community Centre, Fettleline Road, NN9 5XF

There being no further business the meeting closed at 7.46pm.

Chairman:

Date: