

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 13TH DECEMBER 2022 AT 6.45PM
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

PRESENT:

Cllr V Paul (Chairman)
Cllr B Spencer
Cllr Mrs P H Whiting
Cllr N Brown
Cllr G Salmon
Cllr Mrs C Reavey
Cllr H L Jackson (substitute for Cllr S Prosser)
Miss A Schofield (Town Clerk)

1. **APOLOGIES**

Cllr S Prosser.

2. **DECLARATIONS OF INTEREST**

Other Interests

Cllr H L Jackson, as a member of the Unitary Council, will consider all matters at Unitary level taking into account all relevant evidence and representations at the Unitary tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Council.

Cllr B Spencer, item 5.1(ii), lives in a property opposite the property in Cedar Way.

Cllr V K Paul, item 5.1(i), lives in a property on Northampton Road

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 8th November 2022 be signed as a true and correct record.

4. **PUBLIC FORUM**

None.

5. **PLANNING**

5.1. To consider response to the following planning applications:-

- (i) **NE/22/01337/FUL: Demolition of an existing ground floor extension and an erection of a ground floor single storey rear extension to extend the kitchen space. Further addition of a loft conversion & square dormer extension with some internal alterations at 82 Northampton Road, Higham Ferrers**

RESOLVED:

That the Council has no objection to the proposal but note the applicants statement that the materials to be used will remain the same where possible. The Council ask the planning authority to approve the materials prior to commencement of development to ensure they match or are in keeping with the existing materials.

- (ii) **NE/22/01400/FUL: Provision of ramping to dwelling house for disabled user at 14 Cedar Way, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (iii) **NE/22/01420/ADV: 1 x Projecting (Blade style) sign; 1 x Fascia sign; 1 x Recessed sign AND NE/22/01419/FUL: Change of use of residential flat to commercial, first floor extensions, external alterations and signage at 3 College Street, Higham Ferrers (Higham Vets)**
RESOLVED:
 That regarding NE/22/01419/FUL the council has no comments and no objections. That regarding NE/22/01420/ADV the council has no objection providing the Conservation Officer is accepting of the proposed sign including illumination.
- (iv) **NE/22/01421/FUL: First floor side extension over garage, single storey rear extension and extended parking and drop kerb to front at 10 Bates Close Higham Ferrers**
RESOLVED:
 That the Council has no objection to the principle of the development provided the applicant can meet the required NNC adopted parking standards and the requirements as specified by Transport and Highways for visibility splays and drop kerbing.

5.2 **To receive and note determinations on planning applications.**

RESOLVED:

That the following determinations on planning applications be noted:-

PLANNING PERMISSION

NE/22/01139/LDP – 4 Duchy Close

Certificate of Lawfulness for proposed development/Use: construction of single storey rear extension to dwelling.

NE/22/00918/FUL – 14 Keats Way

Single storey rear extension; Mono-pitch side roof with rooflight

NE/22/01081/VAR – The Ashgrove Clinic, 11 Market Square

Remove condition 3 pursuant to application NE/21/00647/FUL Change of use from residential to osteopathic, physiotherapy and sports therapy clinic with 6 treatment/consulting rooms, a waiting room and existing kitchen as a staff room (suigeneris use), Condition 3 - Hours of operation

NE/22/01171/PNT Verge Area Adjacent Golf Course, Chelveston Road, Higham Ferrers

Proposed upgrade to the existing 10.0m EE/H3G 3 Argus NNOX310RV4 Antennas on MK1 Telegraph Pole. Proposed EE/H3G Phase 7 Monopole complete with wraparound cabinet to be installed on root foundation and associated ancillary works.

22/01148/FUL – 24 Gardenfield

Proposed loft conversion including full width rear dormer

NE/22/00919/TPO – 37 Wood Street

Proposed tree works per schedule provided

NE/22/01254/FUL – 7 Bailey Court

Demolition of existing conservatory and outbuilding. Construction of single storey rear extension. Extension from rear wall by 3938mm with a width of 3815mm and

a height of 3347mm., Max height 3.47 Metres, Extend beyond rear wall 3.93 Metres, Height of eaves 2.17 Metres

NE/22/01161/FUL & NE/22/01162/LBC – My Dentist, 40 High Street

Re-configuration and internal alterations to the existing ground floor kitchen and first floor office, re-location of office, to ground floor and creation of a fourth surgery room at first floor level; Construction of a small infill extension to the rear to create an enclosed accessway to the new surgery.

6. ITEMS TO REPORT

Cllr V K Paul suggested additional parking was required in the town and wondered if the Pavilion car park area could be extended. The Clerk advised the provision of Pavilion car parking was linked to the Community Centre proposal and that a future agenda item could be forthcoming based on the decision of the Council on whether to provide a new centre or not. Any new centre will have a new car park attached.

7. DATE OF NEXT MEETING

10th January 2023.

Chairman

Date