

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT ADVISORY
COMMITTEE HELD ON TUESDAY 13th JULY 2021 AT 6.30PM
USING ZOOM VIDEO CONFERENCING**

PRESENT:

Cllr V K Paul (Chairman)
Cllr Mrs C Reavey
Cllr Mrs P H Whiting
Cllr Mrs A Gardner
Cllr N Brown
Cllr S Prosser
Cllr B Spencer (substitute for Cllr G Salmon)
Ms A J Schofield (Assistant Clerk)
Mrs E M Arrow (Administration and Communications Officer)

1. **APOLOGIES**
Cllr G Salmon

2. **DECLARATIONS OF INTEREST**
Other Interests

Cllr V K Paul, item 4.1(iv), lives on Northampton Road and is close to the development site.

3. **MINUTES**
RESOLVED:

That the minutes of the meeting held on the 15th June 2021 be received and noted.

4. **PLANNING**

- 4.1. To consider advisory response for the following planning applications:-

- (i) 21/00858/FUL: Conversion of existing detached garage with playroom and study above to ancillary granny annexe, 75 Wharf Road, Higham Ferrers.

IT WAS RECOMMENDED:

That no objection be made but a planning condition be requested to ensure the annexe remains ancillary to the main house and cannot be sold or let to become a separate dwelling independent of the main house.

- (ii) 21/00939/FUL: Single Storey and two-storey rear extensions, 40 College Street, Higham Ferrers.

IT WAS RECOMMENDED:

That no comments and no objections be made.

- (iii) 21/00954/VAR: Variation of conditions pursuant to application number: 17/01941/FUL: Change of use to B1, B2 and A3. Central distribution centre for Bewitched Coffee, food storage, basic food prep will take up 66% of the floor space. Small coffee shop to front taking up 34% of the floor space. 20 High Street Higham Ferrers.

- Condition 4 - air conditioning units and external condensers
- Condition 8 – Plans

IT WAS RECOMMENDED:

That objection be made. There will be a detrimental impact on the neighbours from increased noise levels. The plans submitted are not up to date and do not show the residential properties to the rear of Bewitched Coffee. It is noted that access arrangements to install and service the external condensers may be required through the neighbouring garden and this is not formalised.

- (iv) 21/00861/OUT: Outline planning application with all matters reserved, aside access, for a proposed residential development of up to 84 dwellings, Site 948 Former Quarry, Hayway, Rushden

IT WAS RECOMMENDED:

That objection be made. The Town Council note the site has been allocated in the Rushden Neighbourhood Plan (RNP) for residential development however there are a number of issues of concern that need addressing:-

Highway Impact.

The volume of traffic in this area has increased as this part of the town has become further developed in recent years, in particular Rushden Lakes has had a significant impact on the local highway network. Adjoining the site, construction is underway for 80 dwellings, access to which is from Northampton Road. There is concern regarding the impact and safety of the new access on to the Hayway and its further impact on the immediate Hayway junction with Northampton Road. 2 dwellings are also shown with having direct access on to Northampton Road in very close proximity to this junction.

Impact from flooding.

The area is locally known to flood. The assessment of the impact of flooding is inadequate and needs to be fully assessed as requested by the Environment Agency.

Additional dwellings and lack of supporting infrastructure.

RNP refers to 65 dwellings, the number of houses proposed is significantly more. The additional housing places pressure on existing infrastructure which is stretched, particularly schools and medical facilities. Rowan Gate Primary School is a day special school for children with learning difficulties so it will not act as the nearest primary school for all the children from the development site.

- 4.2. To receive and note the following application for Tree Preservation Order work:-

- (i) 21/00851/TPO (Tree Preservation Order): 11 Victoria Drive, Higham Ferrers.

T1 Beech - Reduce lateral spread of tree by up to 3m on your side of crown, Crown Lift to 5m. Remove any dead/damaged branches and complete thorough inspection of whole canopy.

T2 Beech - Reduce lateral spread of tree by up to 3m on your side of crown. Remove any dead/damaged branches and complete thorough inspection of whole canopy, Crown Lift to 5m. T3 Beech - Reduce lateral spread of tree by up to 4m on your side of crown. Remove any dead/damaged branches and complete thorough inspection of the whole canopy, Crown Lift to 5m, and strip ivy down to just above ground level.

RESOLVED:

That application 21/00851/TPO for Tree Preservation Order works be received and noted.

- 4.3. To note determinations on planning applications.

RESOLVED:

That the following determinations on planning applications be noted:

PLANNING PERMISSION

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 (sui generis use) at 11 Market Square, Higham Ferrers.

21/00347/FUL – Single storey front extension at 2 Cedar Way, Higham Ferrers

5. **CLUB PREMISES CERTIFICATE CONSULTATION**

To consider response to consultation for comments on the application for a club premises certificate:-

21.00668: Application for a club premises certificate, Joe's Bar, 98 High Street, Higham Ferrers.

IT WAS RECOMMENDED:

That no objection be made.

6. **ITEMS TO REPORT**

None.

7. **DATE OF NEXT MEETING**

17th August 2021.

Chairman

Date