

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE HELD ON TUESDAY 15th JUNE 2021 AT 6.30PM
USING ZOOM VIDEO CONFERENCING**

PRESENT:

Cllr V K Paul (Chairman)
Cllr Mrs C Reavey
Cllr Mrs P H Whiting
Cllr N Brown
Cllr G Salmon
Cllr B Spencer (substitute for Cllr Mrs A Gardner)
Cllr H L Jackson (substitute pending co-option of new Councillor)
Ms A J Schofield (Assistant Clerk)
Mrs E M Arrow (Administration and Communications Officer)

IN ATTENDANCE: 5 members of the public

1. **APOLOGIES**

Cllr Mrs A Gardner

2. **DECLARATIONS OF INTEREST**

Cllr H L Jackson requested that an entry be made in the minutes to make it clear that as a member of both the Town and District Council he will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by decisions of this Committee.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 18th May 2021 be received and noted.

4. **PLANNING**

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

- (i) 21/00498/FUL: Construction of 138 affordable dwellings, internal roads, public open space, landscaping and other ancillary works, including creation of a new vehicular and pedestrian access from Prospect Avenue, Land off Shirley Road, Rushden.

Address from Members of the Public

Carol Childs, Councillor, Rushden Town Council

The proposal has disregard for the North Northants Joint Core Strategy (NNJCS). The consultation was biased. There is a lack of green space and play facilities. Access to the development via Prospect Avenue is not compliant with Rushden Neighbourhood Plan (RNP). There is no green corridor behind Prospect Avenue. The housing is prefabricated with a life span of 35 to 40 years. The units are transported by road. The access is not appropriate and pre application consultation showed preference for access from John Clark Way. The 100% social prefabricated housing development will destroy the surrounding community and has disregard for the current communities of Higham Ferrers and Rushden.

Dr Lorraine Childs

Implores Council to object to the proposal. It blatantly breaches policies 1,4,7,8 and 13 of the NNJCS. Policy sets out a presumption in favour of sustainable development; the site compromises the quality of life for future generations through

the impact of lost biodiversity, lack of green space and the short life span of the modular homes. The flood risk management plan has not considered cumulative run-off. There has been disregard for the intended wildlife corridor. It will create an increased risk of anti-social behaviour, crime and fear of crime. The design should incorporate places where people can be active, have places to meet and play, and seek to design out crime. There are no owner-occupied properties. The design does not create a cohesive community thus concern arises regarding the impact on mental health and crime, with reference to slow violence which is a kind of dissociative trauma caused by long-term living in a poor-quality neighbourhood.

Ann Marie Saxon

Spoke with a focus on the inappropriate access as she does not have the time to cover all of the areas, she feels are wrong with regard to the development. The access should be from John Clark Way in line with the RNP. The access off Prospect Avenue is not appropriate, it necessitates moving a garage, and squeezing round a sharp bend. Minimum visibility splay requirements are not being met. Car parking spaces on Prospect Avenue are being lost. The impact of the additional vehicle movements on this narrow street is significant and considered particularly dangerous at night.

Phil Cowell

Prospect Avenue is a totally inappropriate access and against RNP policy. Prospect Avenue is a tree lined 1920's and 30's road with most houses having at least 2 cars, the majority parked on the road. The road is not suitable for construction traffic with parked cars creating a narrow means of access with standard delivery lorries already struggling. The wide construction loads for a modular development over 4 years will be extremely disruptive. Aside the impact on Prospect Avenue it will cause major queuing on Northampton Road. The impact of widening Northampton Road and junction improvements, including loss of trees, was referenced. Mr Cowell spoke of traffic estimates and that the increased traffic will suffocate both the towns.

Rebecca Cowell

As well as the other points of objection raised, the development is very flawed ecologically wise. The biodiversity report showed a net loss of -9.62 habitat area. Ecological surveys were undertaken after February 2020 when land had already been cleared. The net loss is therefore smaller and the value of the site has been misrepresented. If surveys had been undertaken pre the clearance the ecological survey results would have been different. The allocation of amenity green space is not sufficient. Off-site financial compensation has been offered but this is against policy which seeks that all onsite mitigation should be exhausted before compensation is considered. This leads to concern regarding habitat fragmentation and possible local extinctions of protected species. Biodiversity could be improved. The addition of hedgehog highways is recommended. The development should not go ahead without a net biodiversity gain.

IT WAS RECOMMENDED:

That objection be made. That the draft response circulated be amended to also incorporate the essence of the reasons for objection from the public speakers and councillors.

- (ii) 21/00754/ADV: Illuminated logo signage on the east elevation of the building at high level and school entrance postal signage (not illuminated) located at the North of the site adjacent to Chelveston Road, Land between Newton Road and Chelveston Road, Higham Ferrers.

IT WAS RECOMMENDED:

That no objection be made to the principle of the erection of the signage but that objection be raised regarding the illumination. Council feels there is no need for the illumination of signage on a school building. It is also not clear if the proposed illumination will be throughout the full period of darkness, overnight illumination is thought to be excessive. Concern is also expressed regarding the level of illumination and possible distraction to highways drivers and the impact this may have on road safety.

- (iii) 21/00569/FUL: Two storey rear extension (revised resubmission of 21/00106/FUL), 88 Wharf Road, Higham Ferrers.

IT WAS RECOMMENDED:

That no objections be made. That comment be made with reference to a public response to the application regarding non-compliance with the supplementary planning document to ensure that the any impact on the neighbouring properties is minimised and in accordance.

- (iv) 21/00770/LBC: Replacement of 8 existing timber windows with new hardwood timber windows to match existing, 1 Hind Stile, Higham Ferrers.

IT WAS RECOMMENDED:

That no comments and no objections be made.

- (v) 21/00799/PNT (Prior Notification): 18.0m phase 8 monopole with wraparound cabinet at base and associated ancillary works, Patenall Way, Higham Ferrers.

IT WAS RECOMMENDED:

That Council object to the location proposed for the mast. The siting and appearance of the mast is considered wholly unsuitable.

The mast is proposed on land to the front of Henry Chichele Primary School. It is on highway verge that forms part of the central open area and amenity space for the Kings Meadow housing estate. School Lane is the main road on to the estate. The impact of the mast will visually damage the open character of the landscape and the school setting. The mast will be highly visible as you approach the school and for all those accessing the estate and using the amenity space. Its height will be a dominating feature on the landscape and it will stand out against the school and residential backdrop. The proposed elevation plan shows a nearby ridge height of 8m and streetlight at 6.1m. The top of the mast tower is over double this height at 18m.

The school overlooks the mast and it is immediately adjacent to the footpath that runs to the front of the school railings and the school playground where the children will be playing. The location of a mast so close to the school will raise concerns regarding risk to health. The operator undertook pre-application consultation with the Town Council regarding their proposal for the mast and the Town Council advised at the time that they felt the siting and appearance unsuitable for this location adjacent to the primary school.

- (vi) 21/00844/FUL: Single storey garage extension, 41 Upper Kings Avenue, Higham Ferrers

IT WAS RECOMMENDED:

That no comments and no objections be made.

- 4.2. To note determinations on planning applications.

RESOLVED:

That the following determinations on planning applications be noted:

PLANNING PERMISSION

NE/21/00324/FUL – 1 No 4-bedroom dwelling including access, parking, and amenity area (as previously approved 20/00131/FUL with additional flat roof extension)

5. **ITEMS TO REPORT**

None.

6. **DATE OF NEXT MEETING**

13th July 2021.

Chairman

Date