

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 16th MARCH 2021 AT 6.30PM
USING ZOOM VIDEO CONFERENCING**

PRESENT:

Cllr Mrs A Gardner (Chairman)
Cllr Mrs C Reavey
Cllr Mrs P H Whiting
Cllr N Brown
Cllr B Spencer
Cllr C O'Rourke
Cllr H L Jackson (substitute for Cllr D Hamblin)
Mrs S J Mitcham (Town Clerk)
Ms A J Schofield (Assistant Clerk)

IN ATTENDANCE: 2 Members of the Public (for parts of the meeting)

1. **APOLOGIES**
Cllr D Hamblin.

2. **DECLARATIONS OF INTEREST**
Other Interests

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 9th February 2021 be signed by the Chairman as being a true and correct record.

4. **PUBLIC FORUM**
None.

5. **PLANNING**

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

(i) 21/00106/FUL: Two storey rear extension at 88 Wharf Road, Higham Ferrers.

RESOLVED:

That Council object to the extension. It is a substantial 2 storey extension and considered too dominant and overbearing in size. It is 5.2m in length and its width is greater than the existing width of the property. The size will have a significant impact on both neighbours, particularly those of the adjoining property at No. 86. It will create overshadowing, with loss of privacy and loss of light to the rear of their properties and back gardens.

(ii) 21/00137/FUL: Change of use from residential to osteopathic, physiotherapy and sports therapy clinic at 11 Market Square, Higham Ferrers.

RESOLVED:

That the Council do not object to the principle of the change of use but make comment regarding the available parking. The Market Square car park is for all visitors to the town and it, along with the Saffron Road car park, is regularly at capacity at peak times and there is no guarantee of an available space in the car parks or close by on the street. The applicant should be mindful that parking is not available in the Market Square on the last Saturday of each month due to the Farmers' Market, on the day of Remembrance Sunday and for up to 5 days in November for Christmas Sparkle and for any other organised Council event throughout the year. The Council would wish to see the applicant promote and encourage alternative means of travel to the clinic.

- (iii) 21/00242/PNA (Prior Notification Approval): A new L shaped agricultural building at OP6600 SP9669, Stanwick Road, Higham Ferrers. The Assistant Clerk reported having queried this consultation with ENC but not having received a reply in time for the meeting. The consultation letter referred to a deadline for response of 27th March. The ENC website stated permission having been granted 15th March. It was suggested Committee consider the matter given the query pending.

RESOLVED:

That objection be raised due to the lack of certainty regarding the exact position of the agricultural building and therefore the concern of its potential impact on the Town Green adjacent to Glebe Farm.

To reconsider response to the following planning application in light of additional information:-

- (iv) 21/00061/FUL: Erection of 2 storey side extension and conversion of existing garage to habitable space, including installation of new bifold doors to south elevation. (Resubmission of 20/01327/FUL) at 72 Windermere Drive, Higham Ferrers.

The Assistant Clerk reported that the Planning Case Officer had now secured the agreement of both Ward Councillors to deal with the application under delegated powers. The Case Officer stated there was no longer a requirement for further comment from the Town Council.

RESOLVED:

That the item be withdrawn.

- 5.2. To receive and note the following application for works to trees:-

20/01086/TCA: Robinia Pseudoacacia - reduce height by 3m and shape, 2 Eucalyptus - fell due to close proximity to stone garden wall, only if necessary, or reduce by up to 3m and shape, 6 Wood Street, Higham Ferrers.

RESOLVED:

That the application for works to trees at 6 Wood Street be received and noted.

- 5.3. To note determinations on planning applications.

RESOLVED:

That the following determinations on planning applications be noted:-

Planning Permission

20/01598/FUL – Single storey rear extension at 5 Townsend Leys, Higham Ferrers.

20/01627/FUL – Demolition of existing garage and construction of new single storey side extension at 20 Wykeham Road, Higham Ferrers

20/01547/FUL – Change of use of land to football pitch an exercise/training area including ground works to remove soil bund and level playing pitch area, sand top to pitch followed by seeding and laying out of pitch area at Land Adjacent to Newton Road, Higham Ferrers.

20/01662/FUL – Installation of external Air Source Heat Pump (ASHP) and roof slope mounted photovoltaic panels at The Methodist Church, High Street, Higham Ferrers.

- 5.4. To consider a response to the following East Northants Council consultation:- Residential Annexes, Supplementary Planning Document, Consultation Draft.

RESOLVED:

That having reviewed the draft consultation Supplementary Planning Document for Residential Annexes that no comments be made.

6. **CLERK’S REPORT**

20mph Advisory Speed Sign Pilot

Update from Jason Smithers, Cabinet Member For Place, Highways And The Environment.

‘I just thought I would drop you a quick email following the e-bulletin on February 26 which talked about our review of the Network Management Plan review and the proposal to trial temporary 20mph advisory speed signs in villages.

I have had lots of contact about this and thank you for your interest. It is great to see this proving to be a popular change.

We are just finalising the detail and the pilot will take place in West Haddon. If successful, we will then invite Parishes to register their interest in being part of the 20mph advisory speed limit scheme.

At the same time we will invite Parishes that take part in the trial to complete and collate a resident survey to provide us with your observations about driver behaviour in your community.

As soon as we have more information back from the pilot, we will update you on the next steps.

In the meantime, please be assured I am as keen as anyone to see this happen.’

RESOLVED:

That the Clerk’s Report be received and noted.

7. **ITEMS TO REPORT**

None.

8. **DATE OF NEXT MEETING**

13th April 2021.

Chairman

Date