

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 15th AUGUST 2017 AT 6.45PM
AT THE TOWN HALL.**

PRESENT:

Cllr Mrs C Reavey (Chairman)
Cllr D C Lawson MBE
Cllr D Drage
Cllr D Hamblin (Item 5.1.(i) onwards)
Cllr Mrs O Mayes (Item 5.1. (i) onwards)
Cllr H L Jackson
Cllr P Tomas (item 5.1.(vii) onwards)
Mrs S J Mitcham (Town Clerk)

1. **APOLOGIES**

Cllr P Tomas for being late.

2. **DECLARATIONS OF INTEREST**

Other Interests

Cllr D C Lawson MBE – Items 5.1 (vi) - Lives to rear of Swan Close.

3. **PUBLIC FORUM**

No public present.

4. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 11th July 2017 be signed by the Chairman as being a true and correct record.

5. **PLANNING**

5.1. **To consider responses to the following planning applications:-**

- (i) **17/01262/FUL: Change of use from Veterinary Surgery to A1 (retail) showroom on both ground and first floor with associated office and storage space at 5 Wood Street**

RESOLVED:

That the Council are neither for or against the application, but whilst they would like to encourage businesses they have the following reservations:-

- There is no allocated parking for the premises. The spaces in front of the property are spaces for the public and is frequently occupied by cars from adjacent residents and workers from around the town from 8am in the morning.
- How will deliveries on pallets be managed. The Council is concerned that this could cause congestion as there is no natural place where a lorry could stop and unload pallets and the pallets be unpacked so that the lorries can take them away.

- (ii) **17/01177/FUL: Demolition of over yard barns and the conversion of two agricultural (non designated) stone barns for office and residential use at Slaters Lodge, Newton Road.**

RESOLVED:

That the Council object to the proposal. They support the objection submitted by Highways, namely:-

- The east visibility splay is too short.
- A mixed access for commercial and residential is not recommended,
- There is no separate access for agricultural vehicles.
- The access needs to be designed to meet highways standards.

- (iii) **17/01395/FUL: Erection of a single storey front extension; erection of a single storey rear extension behind the existing garage; conversion of garage to habitable accommodation; conversion of loft to habitable accommodation; substitution of mono-pitched roof over the garage with new dual pitched roof; new roof to dwelling to create front and rear gables (instead of side gables); installation of flat roof dormer extension across rear roof slope at 44 Saffron Road.**

RESOLVED:

That the Council have no objections and no comments to make.

- (iv) **17/01448/FUL: Single storey rear extension to 108 Wharf Road.**

RESOLVED:

That the Council have no objections and no comments to make.

- (v) **17/01330/FUL: Part conversion of garage area to form habitable area at 11 Ullswater Close.**

RESOLVED:

That the Council object to the application. There should be 3 off road parking spaces and 1 is being lost due to the conversion of the garage. This is against Policy HF.TC4 of the Neighbourhood Plan.

- (vi) **17/01502/FUL: Single storey extension to side and rear of property at 3 Swans Way.**

Cllr D C Lawson MBE withdrew from the discussion and vote as he had declared an interest.

RESOLVED:

That the Council have no objections and no comments to make.

- (vii) **17/01543/8FUL: Removal of 9 foot dead conifer hedge to the front boundary and replacement with a 2.4m twin mesh wire fence to support the growth of a new hedge at Hetherset 83 Kimbolton Road Higham Ferrers.**

RESOLVED:

That the Council have no objections and no comments to make.

- 5.2. **To note submission of the Listed Building application: 17/01317/LBC: Install a stairlift to first floor at the Town Hall, Market Square.**

RESOLVED:

That the Council note the submission of the application for installation of a stair lift in the Town Hall. No comments made as the Council is the applicant.

- 5.3. To note determinations on planning applications.

RESOLVED:

That the report on determination of planning applications below be noted:

Planning Withdrawn

EN/7/01025/FUL – New 1.5 m high wall to front dwelling with timber sections at 44A North End, Higham Ferrers

6. **HIGHWAYS AND TRANSPORT**

Members felt that there should have been more tickets issued in the High Street due to the number of vehicles still flouting the parking rules in the Co-op Bus lay by. Feedback was needed on the process of issuing tickets.

RESOLVED:

That the reported attached to the minutes be noted. That further information was required about the process for using parking tickets before the decision be taken by Council on extending the funding for additional enforcement.

7. **ITEMS TO REPORT**

None.

8. **DATE OF NEXT MEETING**

12th September 2017.

Chairman

Date