

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 14th AUGUST 2018 AT 6.45PM
AT THE TOWN HALL.**

PRESENT:

Cllr Mrs C Reavey (Chairman)
Cllr D C Lawson MBE
Cllr P Tomas
Cllr J Smithers
Cllr Mrs A Gardner
Cllr D Hamblin
Cllr D Drage
Mrs S J Mitcham (Town Clerk)

1. **APOLOGIES**

None.

2. **DECLARATIONS OF INTEREST**

None.

3. **PUBLIC FORUM**

No public present.

4. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 10th July 2018 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) **18/01202/FUL: Single storey extensions to existing care home at 66 College Street, Higham Ferrers.**

RESOLVED:

That the Council object to the proposal. The front extension is incongruous and would have a detrimental impact on the street scene.

- (ii) **18/01322/FUL: Erection of two no. 3 bedroom dwellings with integral garages at land to the rear of 10 Windmill Banks, Higham Ferrers.**

RESOLVED:

That the Council object to the proposal for the following reasons:

The development is contrary to policy 'HF.TC4 – Parking' of the Neighbourhood Plan as it does not comply with the NCC Parking Standards regarding the provision of off road parking.

The building line is further forward than other houses in the street and would have a detrimental impact on the street scene.

- (iii) **18/01304//FUL: Conversion of garage to habitable accommodation at 22 Linden Avenue, Higham Ferrers.**

RESOLVED:

That the Council object to the proposal. The loss of the garage would lead to increase on road parking as there is insufficient space for extra parking on site. This is contrary to policy HF.TC4 of the Neighbourhood plan as off-road parking provision would not meet NCC Parking Standards.

5.2. **To note the following planning applications submitted by the Town Council:**

RESOLVED:

That the following planning application submitted by the Town Council be noted.

18/01277/LBC: To erect a blue tourist plaque to the front of the building at 5 Market Square, Higham Ferrers.

5.3. To note the following applications for works to trees in a conservation area:

RESOLVED:

That the following application for tree works in a conservation area be noted: -

18/01319/TCA: felling of a laburnum tree, front garden of property bordering 4 Wood Street.

5.4. **To note determinations on planning applications.**

RESOLVED:

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

Planning Permission

18/00954/FUL – First floor extension over existing garage at 40 Larkin Gardens, Higham Ferrers

18/00952/FUL – Erection of single storey side and rear extension at 6 Newman Street, Higham Ferrers

18/01121/FUL – Single storey extension to front of property at 5 Coniston Close, Higham Ferrers

Lawful Development Certificate

18/00976/LDP – 15 Meadow Close, Higham Ferrers

Refusal of Planning Permission

18/00937/FUL – A front porch which will include a downstairs WC (retrospective) at 4 Elm Walk, Higham Ferrers

6.1 **HIGHWAYS AND TRANSPORT**

To consider proposed parking restriction changes for the Market Square and Midland Road.

Northamptonshire County Council has consulted on proposals to install yellow lines on the Market Square and on the junction of Midland Road and Kimbolton Road.

RESOLVED:

That the Council support the provision of yellow lines in the Market Square.

RESOLVED:

That the Council raise no objections to the provision of yellow lines on the junction of Midland Road and Kimbolton Road.

6.2. **To consider a report on options for the Co-op Bus Lay By.**

Members considered two options. Extracts from the report below: -

OPTION 1

The Council have previously seen a copy of a plan to make alterations to the lay-by to provide parking and a bus stop on the road. Indicative cost £85000. The County Council have advised that the way forward for the works to be delivered is for the

Town Council to complete a Section 278 agreement with the County, but the following would be required as part of the initial application:

- Application form.
- Extents of agreement plan.
- Detailed design including standard details to be used for construction. This would be a separate cost.

An initial application fee of £3250 would also be required. The application would then be reviewed, and the Council would be advised if the fee is enough to cover the scheme or a further fee required. Council will also be advised of any further requirements such as a Road Safety Audit etc.

In terms of consultation, the only statutory consultation that may be necessary would be if waiting times were introduced to the parking layby. As a highways scheme they would invite comments from nearby residents and businesses, local councils and councillors, and any other affected parties but there is no actual appeals process for this.

OPTION 2

Cllr Tomas has obtained a provisional costing for ANPR cameras (£6386.25), which could be installed by the lay by and any one parking would be fined by post. This would have to be a County Council led project as the Town Council does not have the facility to deal with ANPR data or enforcement back up. However, it may be a quicker and cheaper option for the Town Council to explore with the County Council. It is expected that the Town Council may well have to fund the initial installation.

RESOLVED TO RECOMMEND:

That the Council contact the County Council and request that they consider installing ANPR Cameras in the bus stop lay by outside the Co-op. If they would not fund it a report be brought back to Town Council, including details of running and maintenance costs, for the Council to consider funding the scheme.

7. ITEMS TO REPORT

Clerk to check whether actions can be taken re the colour of the exterior of Joe's Bar.

Query raised re lack of parking for the 2 houses adjacent the Saffron Road Car park as the provision was not in accordance with the Neighbourhood Plan. The Town Council had objected to the application.

8. DATE OF NEXT MEETING

11^h September 2018.

Chairman

Date