

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 11th JUNE 2019 AT 6.45PM
AT THE TOWN HALL.**

PRESENT:

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

1. **APOLOGIES**

Cllr P Tomas

2. **DECLARATIONS OF INTEREST**

Other Interests

Cllr Mrs P Whiting- District Councillor. As a member of both the Town and District Council, she will consider all matters at District Level taking into account all relevant evidence and representations at the District Tier. Therefore, they cannot be bound in any way by any view expressed in the parish tier or by the decision of this committee.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 21st May 2019 be signed by the Chairman as being a true and correct record.

4. **PUBLIC FORUM**

No public present.

5. **PLANNING**

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

- (i) **19/00590/FUL: Single storey flat roof extension at 2 Stanwick Road, Higham Ferrers.**

RESOLVED:

That no objections be made. A comment to be made that the plans appear to be incomplete as there are works ongoing at the front of the property not shown.

- (ii) **19/00674/FUL: Single storey side extension and single storey rear extension to replace existing conservatory (resubmission of 19/00271/FUL) at 65 Wharf Road, Higham Ferrers.**

RESOLVED:

That no comments or objections be made.

- (ii) **18/02433/OUT: Outline: One drive-thru unit (use Class A1/A3/A5) alongside a petrol filling station (sui-Generis/A1) All Matters reserved except access) : At Proposed Office Site Adj A6 Roundabout, John Clark Way, Rushden.**

RESOLVED:

That the Council object with the same comments as previously:-

This site has been designated for B1 use and the Town Council wish to see it developed as this. The residential properties in Tyne Way are directly opposite the site and a change of use to a petrol filling station and 2 drive-thru units will have an adverse impact on these properties. Development of this nature, with longer opening hours, will see an increase in the levels of lighting, noise, air pollution and litter.

The site is considered to be a Gateway site and therefore as per Rushden Neighbourhood Plan Policy EN6 any development of this site should enhance the visual approach to the town. We do not feel a petrol station would create any visual enhancement and therefore consider this application is contrary to the adopted Rushden Neighbourhood Plan.

The proposed access to the site is considered to be unsafe and the proposed central lane a potential safety risk.

The site is within close proximity to The Ferrers School, Denfield Park Primary School and the planned Friars East Free School, set to open in 2020 on land east of the A6, south of Chelveston Road and east of Newton Road. The drive-thru's are likely to be fast food outlets which will have a direct impact upon the health of the local community. With reference to the Public Health England briefing document; 'Obesity and the environment: regulating the growth of fast food outlets' March 2014. Planning authorities can influence the built environment to improve health and reduce the extent to which it promotes obesity. The government's public health strategy 'Healthy lives, healthy people', explicitly recognises that " health considerations are an important part of planning policy "and the Department of the Environment 2011 white paper made many explicit connections between planning and health. One of the ten recommendations of the Academy of Medical Royal Colleges' 2013 report on obesity was that "Public Health England should, in its first 18 months of operation, undertake an audit of local authority licensing and catering arrangements with the intention of developing formal recommendations on reducing the proximity of fast food outlets to schools, colleges, leisure centres and other places where children gather".

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

RESOLVED:

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

Planning Permission Given

19/00483/FUL Loft Conversion including raising the ridge level of the original dwelling, first floor side extension, three rooflights, three new window openings to front and rear elevations and two solar arrays to side elevation at 44 Saffron Road, Higham Ferrers

18/02332/FUL Relocation of existing spray booth with associated relocation of external ducting to roof area at 37 York Road, Higham Ferrers

Variation of Planning Permission

19/00386/VAR Vary condition 2 pursuant to application no: 17/02513/PDU (Change of use under class Q from an agricultural building to a 4 bedroom residential property) Condition – 2 at Stanwick Road, Higham Ferrers

6. **CAR PARK SIGNAGE, SAFFRON ROAD CAR PARK**

RESOLVED TO RECOMMEND:

That the Council incur expenditure of £482.50 on the supply and installation of disabled car parking signs at Saffron Road Car Park. Funds to be transferred from Asset Maintenance Reserve.

7. **ITEMS TO REPORT**

Cllr D Hamblin raised the issue of the state of the roads and footpaths around Higham Ferrers and nothing is being done. It was pointed out this was a County Council matter.

8. **DATE OF NEXT MEETING**

16th July 2019.

Chairman

Date