

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 17th OCTOBER 2017 AT 6.45PM
AT THE TOWN HALL.**

PRESENT:

Cllr H L Jackson (Chairman)
Cllr D C Lawson MBE
Cllr D Hamblin
Cllr P Tomas
Cllr B Prigmore (substitute further to Councillor vacancy)
Cllr C O'Rourke (substitute for Cllr Mrs C Reavey)
Cllr Mrs S Mantle (substitute for Cllr D Drage)
Miss A J Schofield (Assistant Clerk)

IN ATTENDANCE: Councillor R Gell, 9 members of the public

1. **APOLOGIES**

Cllr Mrs C Reavey, Cllr D Drage.

2. **DECLARATIONS OF INTEREST**

Other Interests

Cllr D C Lawson MBE, item 5.1 (ii), lives in Mallard Close which is close to the development site.

Cllr P Tomas, item 5.1 (ii), lives in Mallard Close which is close to the development site.

3. **PUBLIC FORUM**

Mr P Thorneycroft spoke in relation to item 5.1 (i). He has run his business in the town for 13 years. The premises proposed for the distribution centre and coffee shop are not considered suitable. Reference was made to the lack of access to the rear and the fact there is no allocated parking to the front. A photo was presented showing the issue and problems already experienced with deliveries along this section of the High Street. There is concern the delivery vans will use the bus lay-by and Mr Thorneycroft spoke of an incident at the bus stop resulting in a member of the public breaking a hip. Concern was expressed regarding where the waste bins would be located. Both his business and The Coffee Barn have reduced their staff by 1 of late. He would like to see the premises occupied but does not wish to see another coffee bar.

Mr C Thomas spoke in relation to item 5.1 (ii). Objection was raised to the proposal with reference to the road not being serviced by public transport, disturbance from the contractors during the works and loss of light to the building opposite.

Mrs L Reast spoke in relation to item 5.1 (i). Mrs Reast neighbours the proposed distribution centre and coffee shop and spoke with regard to the lack of vehicular access, allocated parking and stopping places, and the resulting issues and concerns with the deliveries and the loading and unloading of the goods.

4. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 12th September 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) **17/01941/FUL: Change of use to B1 and A3. Central distribution centre for Bewitched Coffee. Food storage, basic food preparation and coffee roasting will take up 66% of the floor space. Small coffee shop to the front taking up 34% of the floor space, 20 High Street.**

The Assistant Clerk advised of the amended detail submitted and to which the Council were being consulted. The amendments provided additional supporting and design and access statements, amended plans further to the recommendations from the Conservation Officer and amendment to the description of the application to include Class B2, food preparation.

RESOLVED:

That the Council object to the proposal for the following reasons. The lack of any access and allocated parking to the rear of the property. The lack of allocated parking and safe stopping places for LGV's to the front of the property which fronts the High Street. With a traffic light controlled pedestrian crossing and a bus lay-by near to the front of the property this section of the High Street is busy and often congested. There is concern with respect to the practicality, road safety and pedestrian safety with the deliveries and goods movements associated with the distribution centre and coffee shop.

Concern is expressed with regard to the adequacy of hand washing facilities for employees and the need for an extractor unit.

- (ii) **17/01853/FUL: Demolition of existing detached outbuilding and erection of 1 detached dwelling with garage at 3 Stanwick Road.**

Cllr D C Lawson MBE and Cllr P Tomas withdrew from the vote as they had declared an interest.

RESOLVED:

That the Council object to the proposal. The site is not considered appropriate. It is infill development on land that is garden/open frontage to the street and will create an additional property that is felt not to be in keeping with the open nature and character of the area further to the Character Assessment of the Higham Ferrers Neighbourhood Plan.

- (iii) **17/01854/FUL: Replacement and re-positioning of existing fencing to the front of the property. Fence to extend out over the existing border retaining a small grass area to allow for a visibility splay at 38 Ullswater Close.**

RESOLVED:

That the Council make the following observations. The replacement and re-positioning of the fencing is considered to be quite intrusive, having a detrimental impact on the open frontage and character of this part of Ullswater Close. The Council would not wish to see fencing extend beyond the bounds of the registered title of the property or contravene any restrictive covenants on the property.

- (iv) **17/01938/FUL: Two storey side extension at 100 Northampton Road.**

RESOLVED:

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

- (v) **17/01988/FUL: Ramp and level threshold to include handrail to both sides of**

ramp and platform at 66 Elizabeth Way.

RESOLVED:

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

- (vi) **17/02060/FUL: Two storey side extension at 44 Saffron Road.**

RESOLVED:

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

- (vii) **17/01998/FUL: Demolition of the existing porch to the front of the house, replaced with a larger, sloped roof porch 2.1m x 2.9m and 3.4m high, 10 Duchy Close.**

RESOLVED:

That the Council has concern that the new porch may be excessive in size compared to the other porches in Duchy Close. On this basis the Council object to the proposal unless the porch is considered to conform with what is already in the street.

- (viii) **17/01766/LBC: Partial removal of non load bearing common brick breakfast bar walls within the kitchen area, removal of part of the wall between bedroom 2 and the bathroom, removal of part of the wall between the utility room and the barn, 19 College Street.**

RESOLVED:

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

- (ix) **17/02113/ADV: Installation of 2 1000mm x 500mm plastic signs on aluminium legs at the front and side of the building at Atlanta House, Midland Road.**

RESOLVED:

That the Council object to the signs. The style of the signs does not reflect the heritage of the area and they are not in keeping with a conservation area.

- 5.2. To note determinations on planning applications.

The Assistant Clerk clarified, further to query, that the permissions listed were all permissions granted.

RESOLVED:

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

Planning Permissions granted

EN/17/01330/FUL – Part conversion of garage area to form habitable area at 11 Ullswater Close, Higham Ferrers.

EN/17/01395/FUL – Erection of a single storey front extension and conversion of garage to habitable accommodation at 44 Saffron Road, Higham Ferrers.

EN/17/01690/FUL – Two storey side extension at 91 Wharf Road, Higham Ferrers.

EN/17/01624/FUL – First floor dormer extension at 87 Kimbolton Road, Higham Ferrers.

EN/17/01276/FUL – A retrospective planning application for a kitchen extract flue and timber fence at The Queen's Head, 8 High Street, Higham Ferrers.

EN/17/01543/FUL – Removal of 9 foot conifer hedge to the front boundary and replacement with a 1.8 m twin mesh wire fence to support the growth of a new hedge at 83 Kimbolton Road, Higham Ferrers.

EN/17/01662/FUL – Ramp to front of property at 61 Saffron Road, Higham Ferrers.

EN/17/01502/FUL – Single storey extension to side and rear of property, 3 Swans Way, Higham Ferrers.

EN/17/01714/FUL – Single storey rear extension, 8 Coniston Close, Higham Ferrers.
Listed Building Consent
17/01317/LBC - Install a stairlift to first floor at Town Hall, Market Square, Higham Ferrers

6. **ITEMS TO REPORT**
None.

7. **DATE OF NEXT MEETING**
14th November 2017.

Chairman

Date