

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT  
COMMITTEE HELD ON TUESDAY 13<sup>th</sup> FEBRUARY 2024 AT 6.45PM  
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

**PRESENT:**

Cllr G Salmon (Chairman)  
Cllr N Brown  
Cllr V K Paul  
Cllr B Spencer  
Cllr Mrs C Reavey (substitute for Cllr Mrs P H Whiting)  
Cllr H L Jackson (substitute for Cllr Mrs A Gardner)  
Miss A Schofield (Town Clerk)

1. **APOLOGIES**

Cllr S Prosser, Cllr Mrs A Gardner, Cllr Mrs P H Whiting

2. **DECLARATIONS OF INTEREST**

**Other Interests**

Cllr H L Jackson - as a member of the Unitary Council will consider all matters at Unitary level taking into account all relevant evidence and representations at the Unitary tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Council.

3. **MINUTES**

**RESOLVED:**

That the minutes of the meeting held on the 9<sup>th</sup> January 2024 be signed by the Chairman as a true and correct record.

4. **PUBLIC FORUM**

None.

5. **PLANNING**

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

- (i) **NE/23/01276/FUL: Retrospective application for a shed 3.65m x 2.45m (9sqm) at 32 Kings Avenue, Higham Ferrers**

**RESOLVED:**

That due to this application being determined ahead of this meeting no comment is submitted.

- (ii) **NE/23/01319/FUL: Ramps and rails to front of property at 68 Elizabeth Way, Higham Ferrers**

**RESOLVED:**

That the council submit comment that it appears from site visitation and analysis of the plans that an error has been made with the plans. The site visits make it clear the front door and existing timber ramp are at the side of the house and the site layout plan shows the proposed new ramp to be installed in place of the existing timber one which would make it project from the side of the house. However, if this is the case, the location plan is incorrect as this shows the ramp coming out of the front of the house, where there is no existing door. If the ramp is proposed to be installed to the side of the house as the current one is, it would project over where the red line is on the location plan and would therefore be outside of the property boundaries as represented on that plan. The council concludes it is unclear from the documents

provided where the ramp is actually proposed to go and they believe a site plan to have been drawn up incorrectly.

- (iii) **NE/24/00028/ADV: Signage to advertise the name and nature of the business (Re-submission of NE/23/00006/ADV) at 28 High Street, Higham Ferrers**  
**RESOLVED:**

That the council has no comments and no objections.

- (vi) **NE/24/00047/FUL: Demolition of rear extension, construction of extension over existing footprint, external alterations to windows and cladding including installation of solar panels to south elevation roof slope at 2 Saffron Road, Higham Ferrers**  
**RESOLVED:**

That the council have no objections but would ask that careful consideration is given to adding the following conditions to any planning permission:

- Due to the lack of on-site parking for large delivery vehicles and the proximity of the site to a busy road junction and pedestrian crossing, only one delivery is scheduled at any one time to minimise impact on road and pathway users.
- Due to the proximity of the site to a local school, construction-related traffic and any deliveries are scheduled to avoid school drop off/pick up times to minimise the impact on local road and pathway users.

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

**RESOLVED:**

That the following determinations on planning applications be received and noted:-

**APPROVALS**

**NE/23/01194/FUL – 47 Wykeham Road, Higham Ferrers, NN10 8HU**

Construction of front porch, demolition of existing conservatory to be replaced with single storey rear extension.

**NE/23/01224/FUL – 19 Duchy Close, Higham Ferrers, NN10 8BZ**

Single storey front extension.

**NE/23/01173/VAR – Higham Veterinary Surgery, 3 College Street, Higham Ferrers, NN10 8DX**

Variation of Condition 2 to substitute the approved drawing 21-186-02 with drawing 21-186-02A pursuant to NE/22/01419/FUL ‘Change of use of residential flat to commercial, first floor extensions, external alterations and signage’.

6. **ITEMS TO REPORT**

None.

7. **DATE OF NEXT MEETING**

12<sup>th</sup> March 2024

**Chairman**

**Date**