

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 9th JANUARY 2024 AT 6.45PM
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

PRESENT:

Cllr G Salmon (Chairman)
Cllr Mrs P H Whiting
Cllr N Brown
Cllr V K Paul
Cllr B Spencer
Cllr Mrs A Gardner
Cllr Mrs C Reavey (substitute for Cllr S Prosser)
Miss A Schofield (Town Clerk)
Mrs E Arrow (Assistant Clerk)

12 members of the public

1. **APOLOGIES**

Cllr S Prosser.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 12th December 2023 be signed by the Chairman as a true and correct record.

4. **PUBLIC FORUM**

1. A member of the public commented on agenda item 5.1(i). They raise their general concerns regarding the impact on parking from the proposed application. They comment that tandem parking is not recommended as it is often not used by residents which leads to an increase in on-street parking, and that the cited intent to use the driveway will also rely on the size and type of cars used by the proposed residents of the property. They comment that on-street parking is for the benefit of the whole community and this application may result in excess parking. There is no mandatory requirement to use a driveway and in most cases this is not enforced in any way. They conclude that they believe this application is not appropriate for the area.

2. A member of the public commented on agenda item 5.1(i). They comment that they moved to the area as it was and is a quiet cul-de-sac and this application would result in an increased level of traffic in the area. They believe the properties use as a children's care home would result in an increased number of visitors. They believe the property is not appropriate for this use as traumatised children will be put at risk due to the proximity of very busy A roads, the Chowms Mill roundabout and the River Nene. They ask if the appropriate risk assessments have been carried out to identify these areas and comment that they believe a children's care home must be located in an appropriate area. They conclude by saying they believe the application being granted would put their children and other children on the street at immediate risk.

3. A member of the public commented on agenda item 5.1(vi). They comment that Highways have asked for pedestrian visibility splays and driveway widening that is impossible due to the historic nature of the site and any alterations to the driveway in these suggested fashions would require the altering of the listed and significant

building Chichele College. These suggestions are unfeasible and the proposed use of the site should not require any more increased usage of the driveway. The member of the public also clarifies the proposed choice of roof tiles, following a comment received on this matter, to say that the existing pantiles are not considered to be a key historical feature of this building, and that it is the proposed slate material which is mentioned in the listing and recording of this building.

4. A member of the public commented on agenda item 5.1(i). They say that the proposed application represents very minor differences between the current and proposed usage of the building, and in some concerns potentially less usage. The member of the public currently lives at the property with his family and they have their own vehicles with regular visitors and this is expected use of the property, the proposed usage would not increase the number of cars or visitors to the site. The application represents no material changes and is intended to operate as a 'normal' household of 2 adults and 2 children from the ages of 8-16, with the understanding that the children are usually placed at the age of 8-10 to give them the best prospects of settling into an area longer term. The intent is for there to only ever be 1-2 cars on the driveway, and visits from social workers or other representatives would be at most once a month. The proposed usage as a children's care home indicates that additional cars will not be added to the residence in the future, minimising potential future impact on the parking and traffic network. They make the comment that 'normal' family use of this property and of the associated car use, parking etc, would not require any planning permission so why should this usage which arguably presents less of an impact. The member of the public concludes that statutory bodies such as Highways, the Environment Trust, Natural England and the Children's Trust have come back with no objection.

5. A member of the public commented on agenda item 5.1(i). They comment to say as a consultant to this application they are supporting the applicant to provide an appropriate situation for young people who have experienced adverse, and sometimes traumatic backgrounds, to be housed, and experience a safe and supportive living situation. The young people would be referred to the property through the local authority, and as per the proper regulations, all properties and the surrounding area are fully risk assessed. The member of the public concludes, by stating this property has been risk assessed and has been deemed to be suitable for the intended proposed use as a children's home.

6. A member of the public speaking with regards to agenda item 5.1(i) asks to clarify the ages of the children being placed within the proposed children's care home and it is clarified the ages will be 8-16.

5. **PLANNING**

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

- (i) **NE/23/01103/FUL: Change of use from a 4 bed family home (Use Class C3 Dwelling) to a Children's home (Use Class C2 Residential Institution). No internal structural or external works to be carried out, at 21 Townsend Leys, Higham Ferrers**

That the council have no objections, but comment that they wish the applicant to listen to the concerns of local residents and would ask NNC as the planning authority to consider that a condition is made to ensure the applicant regulates shift patterns and changeover to minimise impact on those living locally to the property.

- (ii) **NE/23/01194/FUL: Construction of front porch, demolition of existing conservatory to be replaced with single storey rear extension at 47 Wykeham Road, Higham Ferrers**

RESOLVED:

That the council has no objections and only comments that they wish the planning authority to ensure proper access is still maintained via the relocated manhole.

(iii) **NE/23/01224/FUL: Single storey front extension at 19 Duchy Close, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

(vi) **NE/23/01235/FUL and NE/23/01236/LBC: Barn refurbishment/conversion to form new annexe with open plan kitchen/living room, new bedroom/bathroom mezzanine, including internal and external alterations at 19 College Street, Higham Ferrers**

RESOLVED:

That the council has no objections and recognises this is an application which is sympathetic to the nature of the building. The council comments that they agree with the recommended condition from the LHA that this property remains ancillary to the main property for the lifetime of the development.

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

RESOLVED:

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

REFUSALS

NE/23/01045/FUL – 4 Teal Close, Higham Ferrers, NN10 8NE

Single storey garage side extension, first floor extension over existing garage and single storey rear extension.

- 1. The proposed development, particularly the first floor extension by way of its excessive scale, mass, and bulk creates a dominant form of development which would be out of keeping with the host dwelling and character and appearance of the surrounding area. The proposal is therefore considered contrary to the National Planning Policy Framework (2023), Policy EN11: Design of Buildings/Extensions of the Local Plan - East Northamptonshire Local Plan (LP2) (2023), Policies 1 & 8 of the Joint Core Strategy (2016). The proposal would also conflict with the guidance on extensions and their surroundings, as set out in the Householder Extensions Supplementary Planning Document.*

APPEAL DECISION

NE/22/01392/LDP – 42 Meadow View, Higham Ferrers, NN19 8EW

Certificate of Lawfulness for proposed development/Use: siting of mobile home/caravan within curtilage of existing dwelling, for ancillary residential use

Application was refused. Appeal then made with further submission of plans, supporting documentation and evidence which clearly outlined reasoning. Appeal was concluded with the following statement:

For the reasons given above I conclude on the evidence now available that the Council's refusal to grant a certificate of lawful use or development in respect of a caravan within the curtilage of the existing dwelling for ancillary residential use at 42 Meadow View, Higham Ferrers, Northamptonshire, was not well-founded and that the appeal should succeed. I exercise accordingly the powers transferred to me under section 195(2) of the 1990 Act as amended.

6. **ITEMS TO REPORT**

None.

7. **DATE OF NEXT MEETING**

13th February 2024

Chairman

Date