

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

PRESENT:

Cllr G Salmon (Chairman)
Cllr V K Paul
Cllr Mrs P H Whiting
Cllr G Kelly
Cllr Mrs A Gardner
Cllr B Spencer
Cllr N Brown
Mrs E Arrow (Assistant Clerk)

1. **APOLOGIES**

None.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 11th June 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/24/00528/FUL: Full Planning Permission – single storey front extension and pitched roof extension over existing garage, first floor pitched roof extension and rear first floor balcony; internal and external alterations at 50 Meadow Walk, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (ii) **NE/24/00569/TCA: Tree Work in Conservation Area -T1 Sycamore – fell, at Chichele College, College Street, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (iii) **NE/24/00576/TPO: Tree Preservation Order Consent – T1 Sycamore – crown reduction by approximately 1.5-2m in height and lateral reduction by up to 1.5m, pruning to suitable growth points, crown clean, crown thin by up to 15% at 5 Bolingbroke Place, Stanwick Road, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

5.2. To receive and note the response sent to the following application:-

NE/24/00540/TPO: T1 – Pine – remove limb, at The Manor House, 37 Wood Street, Higham Ferrers

RESOLVED:

That the council has no comments and no objections.

6. **KETTERING ENERGY PARK OPEN LETTER****RESOLVED:**

That the council becomes a signatory to the open letter to North Northamptonshire Council objecting to the revised Kettering Energy Park Master Plan development.

7. **TPO REQUEST, MIDLAND ROAD TREES****RESOLVED TO RECOMMEND:**

That the council submit a request to North Northamptonshire Council for Tree Protection Orders (TPO's) on the line of lime trees on the western side of Midland Road.

8. **ITEMS TO REPORT**

Enquiry is made as to whether the council has been asked to consult on the care home application on Northampton Road. The clerk advises no consultation has been received but this may be as it is just outside of our parish boundary, this will be clarified and information circulated to the committee.

9. **DATE OF NEXT MEETING**

13th August 2024

Chairman

Date

**PLANNING & DEVELOPMENT COMMITTEE
13TH AUGUST 2024**

PLANNING APPLICATIONS SUMMARY

NE/24/00699/TCA: 716; Sycamore x 4 - reduce all to 5m monolith. 717; Sycamore - remove ivy up to 5m. 718; Hawthorn - reduce in height by 2.5m. 719; Sycamore - remove 2m of ivy. 720; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown. 721; Sycamore - remove ivy. 722; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown at Land Adjacent to The John White Close, Higham Ferrers

Applicant: Emily Arrow (The John White Trust)

As per the supporting paperwork, this is all work recommended by a Tree Survey carried out in June 2024 on the area of trees between John White Close and Little Castle Fields.

NE/24/00632/FUL: Single storey side/front extension at 9 Tenter Close, Higham Ferrers

Applicant: Mrs Arklay

All exterior materials proposed to match existing. Proposal is for a single storey extension to the front/side of the building, to add to an existing single storey extension that already meets the boundary of an identical extension to the neighbouring property.

Highways have commented the following:-

- The applicant is required to provide evidence that there is suitable off-street parking available with the extension. A 3-bedroom dwelling requires 2 parking spaces. These parking spaces will need to measure 3 metres x 5.5 metres, in line with the detail contained within the NNC Adopted Parking Standards (September 2016).
- The applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.
- All private vehicular accesses require a hard bound surface for a minimum of the initial 5 metres from the highway boundary. Gravel or other such loose material shall not be permitted over this distance as it could be carried onto the highway and thereby creating a hazard to vehicles, cyclists and pedestrians. It can also track onto grass verges and be flung by mower blades causing damage to property and persons. Please note that this authority does not accept resin bound gravel as a hard bound material as, over time, the gravel often comes away from the binder and the safety issues raised above can and do arise.

NE/24/00574/FUL: Detached bungalow in the rear garden of 22 Newman Street, Higham Ferrers

Applicant: T Souza

Existing use is all residential garden, proposed to place a detached two-bedroom bungalow on a portion of the garden. External materials proposed to match existing surrounding properties. Site can be viewed on Google Street View showing that the rear fence bordering Anne Close has been removed at least a year ago to facilitate vehicular access to the garden area, which is now proposed to be the frontage of the proposed dwelling.

Consideration should be given to the Higham Ferrers Neighbourhood Plan regarding this application, in particular HF.H1 – Windfall Sites and Development Infill – Residential and HF.DE1 – Achieving High Quality Design. These policies are outlined within the full Neighbourhood Plan document on pages 26 and 38.

One public comment from a neighbour at the time of writing this report. The comment is an objection, based on access as Charles Close/Anne Close is already a very narrow road with an alleyway path coming out directly to the rear of 22 Newman Street. Comments are made about the use of the site as a 'building yard' for the last year at least with existing issues with skip lorries/delivery lorries having to reverse up Anne Close to reach the site.

Numerous comments from statutory bodies:

NNC (Environmental Protection)

Comment Date: Thu 01 Aug 2024

Thank you for consulting Environmental Protection on this planning application for the erection of a bungalow in the garden of the property. There are no obvious environmental constraints but please place the following conditions on the permission to ensure residential amenity is preserved during development.

Working hours

No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

No burning

There shall be no burning of any material during construction or site preparation works.

Reason

Common to all of the above: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

NNC (Transport & Highways)

Comment Date: Fri 26 Jul 2024

In respect of the above planning application, the local highway authority (LHA) has the following observations,

comments and recommendations:

o The applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.

o Please note that Anne Close is considered substandard with regards to; its width, as it narrows to approximately 3 metres in certain locations and there is a lack of suitable footways on either side of the carriageway.

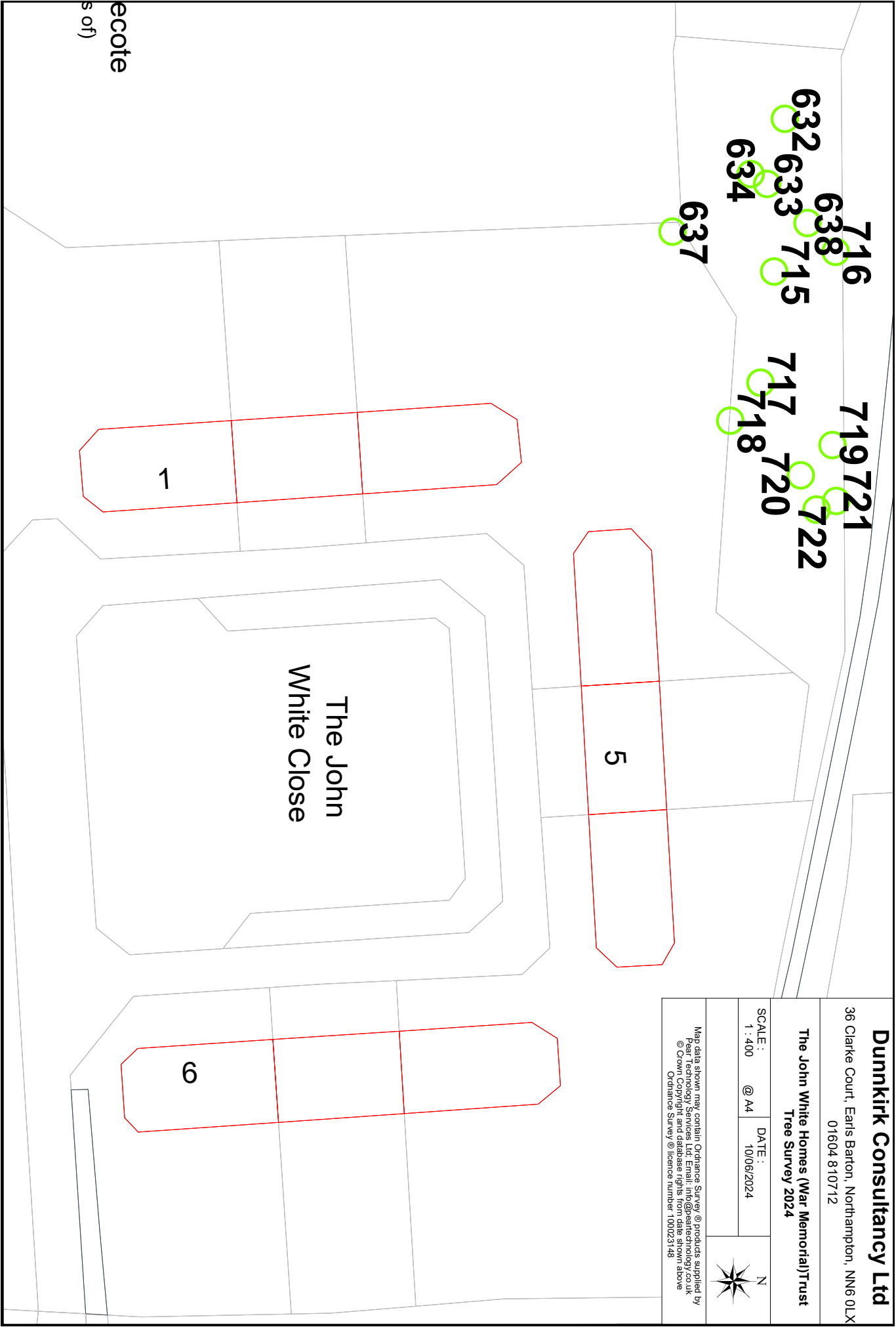
Natural England

Comment Date: Thu 25 Jul 2024

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.



Dunnkirk Consultancy Ltd
 36 Clarke Court, Earls Barton, Northampton, NN6 0LX
 01604 810712

The John White Homes (War Memorial) Trust
 Tree Survey 2024

SCALE: 1:400 @ A4 DATE: 10/06/2024



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TREE HAZARD EVALUATION SURVEY

The John White Homes (War Memorial) Trust

June 2024

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1.0 Instruction & Remit

As instructed by Emily Arrow of Higham Ferrers Town Council, we have carried out a routine tree survey within the small woodland grounds of John White Close.

The instruction was received by email dated 29th April 2024.

The purpose of my report and inspection is to :

1. Provide management recommendations for individual and groups of trees.
2. Where necessary based on my assessment and these guidelines, and on my personal experience as an arboriculturist make recommendations for remedial work.
3. Identify potential hazards and establish severity.
4. Ensure the duty of care is observed by the trees' owners and to provide recommendations for any work deemed necessary to prevent failure.

2.0 Limitations

All individual trees have been inspected from ground level only. Should a further detailed inspection be deemed appropriate, this will be mentioned in the recommendations section of this report.

When assessing the risk posed by individual trees, we have taken into account both the proximity of neighbouring properties and the estimated volume of pedestrian/vehicular traffic within the target range of the tree.

Should there be additional changes of usage of any part of the site between inspections e.g. building works, this could affect the level of risk posed by any particular tree or group of trees.

Trees are self-optimising mechanical structures that grow in and react to their environment. They are living organisms that live and die and are capable of being wounded or infected by objects and other organisms. As self-optimising structures, trees will ensure that any stresses are uniformly spread over the entire surface area through biomimetic optimisation (The uniform stress axiom (The body language of trees)) This means that even a mechanically perfect tree may be damaged or caused to fail by extreme events, such as weather that may overload specific areas.

With this in mind no tree can ever be guaranteed to be 100% safe and even trees in good condition can suffer damage under normal conditions. Any tree can be deemed hazardous where there is decay or structural weakness, but the risk posed by that hazard is determined by its size and location in relation to the potential target.

3.0 Methodology

All trees have been assessed for general condition and health & safety issues, using the recognised system known as VTA (Visual Tree Assessment) as popularised by eminent arboriculturists such as Dr. David Lonsdale (Ref. Principles of Tree Hazard Assessment & Management 1999).

Visual Tree Assessment: "The method of Visual Tree Assessment (VTA) described here is a method of tree diagnosis that is used world-wide and is legally accepted. It interprets the body language of trees, linking internal defects to the tree's own repair- structure, confirming and measuring these defects, and finally assessing them with failure criteria, and from this, deducing measures for the "therapy" of the tree. Accordingly, trees that are only apparently dangerous should be distinguished

from trees that are really dangerous, thus avoiding unnecessary fellings and also accidents caused by tree failure.” C. Mattheck (Updated Field Guide for Visual Tree Assessment, Page 2)

Trees have been identified and positioned on the corresponding site plan using Pear global positioning software.

Recommended works have been prioritised as follows:

Urgent: Carry out works as soon as can be arranged – prohibit/limit access to target area until complete!

High Priority: Carry out works within 3 months, or as soon as can be arranged

Medium Priority: Carry out works within 6 months

Low Priority: Carry out works ideally within 12-18 months

Advisory: Optional, however, usually to prevent future damage or promote healthy growth.

4.0 Findings & Recommendations

All recommended works are included in the survey schedule which forms section 7 of this report.

As regards re-inspection of the trees; we would recommend a default period of two years where trees are situated in highly populated areas (Note: some trees may have a more frequent interval specified due to their proximity to high value target areas e.g. public highways/RoW).

Where necessary the removal of Ivy from trees may have been specified, depending on the trees location and form this could be all Ivy or just a section to reveal a specific component of the tree, where possible Ivy will be left entirely for habitat.

Where Ivy removal has been advocated, a full survey was precluded, these trees should not be considered as having had a full survey and will require a further assessment once stems and scaffold limbs are free from dense Ivy coverage.

We recommended that an Ivy/ground vegetation management policy of trees adjacent to walkways and highways is adopted, and efforts made to ensure that the identified trees are maintained as largely Ivy free specimens and/or clear of dense ground vegetation.

This will allow for unhindered assessment of the tree(s); where even a modest cover of Ivy and/or obstruction from ground vegetation can preclude defects/access.

5.0 Survey Key

Abbreviations

M/S – Multi-stemmed

Y - Young - a tree in the first third of its expected natural life

SM - Semi-mature - a tree in the second third of its expected natural life

EM - Early-mature – a tree, which is entering into the final third of its natural life

M - Mature - a tree in the final third of its expected natural life

OM - Over- mature - a tree that has entered a period of overall decline

V - Veteran - A tree that has characteristics, which have been achieved by age or condition; of which are significantly important in regard to, habitat, biodiversity, cultural importance to a local area.

A – A tree which is remarkably old for its species

Deadwood

Very minor deadwood- < 0.5cm in diameter

Minor deadwood-<2cm in diameter

Moderate deadwood-2cm-4cm in diameter

Major deadwood-over 4cm in diameter

Vitality/Vigour

This an assessment of the tree's overall physiological health

Normal/Fair- the tree is showing a normal level of vitality, drawing comparison to similar trees of the same age class and species.

Reduced- showing signs of leaf necrosis, pests and diseases, deadwood retrenching from branch ends and increased levels of deadwood In-decline- similar to the symptoms above only significantly increased.

Structural Condition:

Ground- Assessing the ground surrounding the tree looking for signs of root or root-plate heave. Inspecting for signs of fungi, which may be associated with the tree.

Base- Inspecting the buttresses and the areas between, looking for signs of decay, cavities, fungi or disfunction.

Stem- Assessing the condition of the trunk (main-stem), looking for signs of decay, cracks, splits, cavities, fungi or other disfunction.

Crown- Looking at the crown structure, as whole and at individual branches (limbs); for weak branch unions or forks, signs of decay, cracks, splits, fungi or other disfunction.

These areas are categorised as Good, Fair or Poor: Good indicates no obvious problem, drawing comparison to similar trees of the same age class and species.

Target Value

Determines the area that could be affected by falling debris or whole tree failure.

Low – Where there is minimal footfall in or around the area, e.g., farmland hedgerow.

Moderate – Where there is reasonable foot fall within the area that could be affected by the tree.

High – Where more than one moderate variant needs to be considered e.g., front garden tree over a public highway and footpath or the tree is situated in an exceptionally highly populated area.

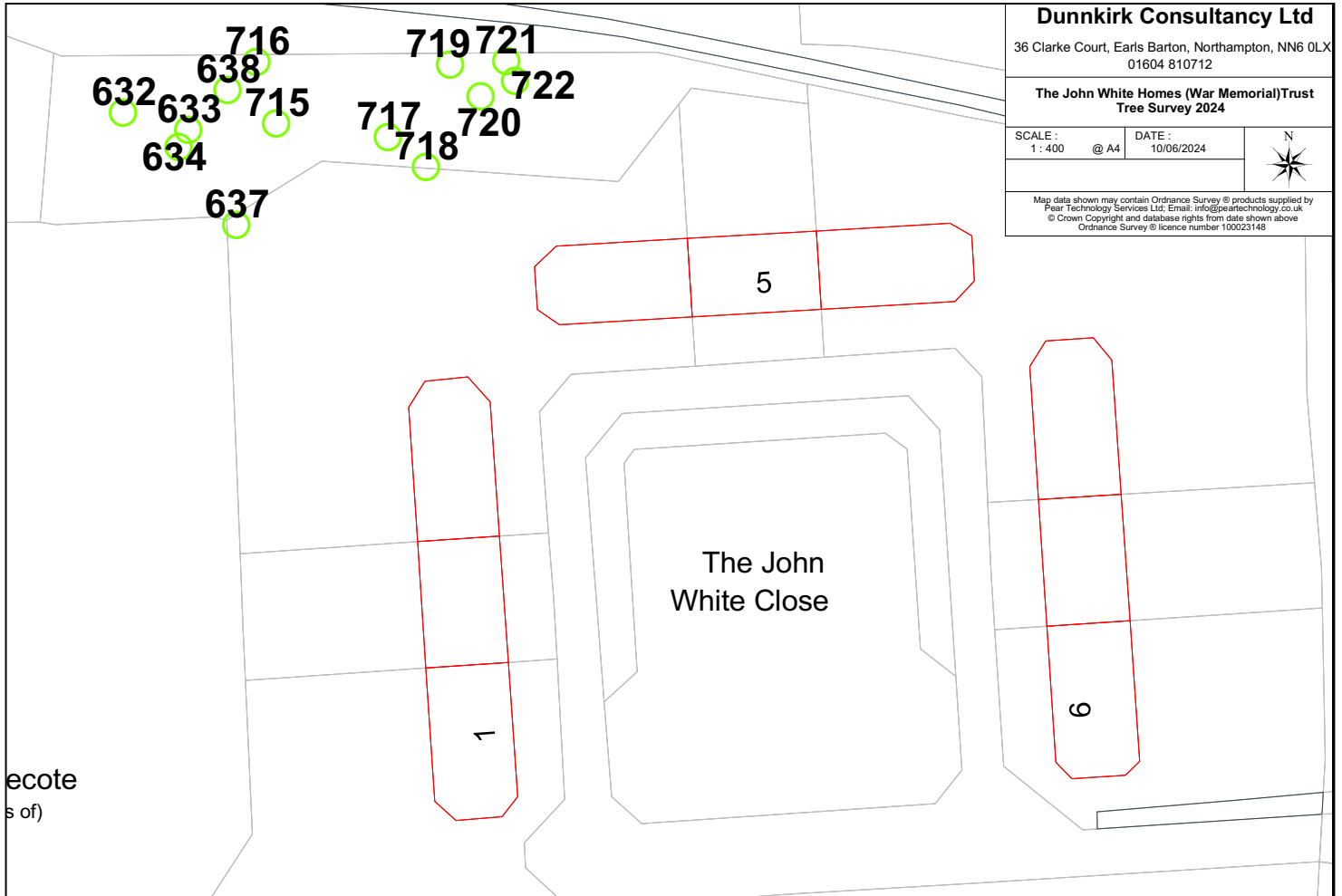
6.0 Statutory Obligations

Any works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA].

It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2010 (as amended)'.

We strongly recommend that prior to commencement of any significant tree works i.e. felling or heavy reduction, a thorough aerial inspection is carried out by a suitably competent arborist in order to check for signs of bat activity or occupied nest sites. Further advice on how to proceed can, if necessary, be obtained from the local office of Natural England.

The survey was undertaken by Kirk Thompson, who holds the LANTRA Professional Tree Inspection certificate, and the formal qualifications of a Level 4 Diploma in Arboriculture and Tech Arbor A awarded by the Arboricultural Association.



The John White Homes (War Memorial) Trust Tree Survey 2024

Tree ID	Tree Type	Latin Name	Age Class	Height (m)	Stem Dia (mm)	Vigour	Structural Condition	Target Value	Comments	Recommendations	Work Priority	Re-inspect
637	Sycamore	Acer pseudoplatanus	M	20	420	Normal	Fair	Moderate	Twin stemmed at 4m with stable union, no major visible defects. Low lateral branch in contact with wall.	Crown raise to clear adjacent wall by 1m	Low	3 years
634	Sycamore	Acer pseudoplatanus	M	20	400	Normal	Fair	Moderate	Twin stemmed at 3m with stable union, no major visible defects.	No works		3 years
633	Sycamore	Acer pseudoplatanus	M	17	300	Normal	Fair	Moderate	Twin stemmed at 2m with stable union, asymmetric crown to north through suppression, otherwise no major visible defects.	No works		3 years
632	Sycamore	Acer pseudoplatanus	M	23	500	Normal	Fair	Moderate	Group of 3 stems likely to be from the same root stock, no major visible defects.	No works		3 years
638	Sycamore	Acer pseudoplatanus	M	22	525	Normal	Fair	Moderate	Twin stemmed at 3m with good union, no major visible defects.	No works		3 years
715	Sycamore	Acer pseudoplatanus	M	17	525	Normal	Fair	Moderate	Twin stemmed at 4m with good union, no major visible defects.	No works		3 years

The John White Homes (War Memorial) Trust Tree Survey 2024

Tree ID	Tree Type	Latin Name	Age Class	Height (m)	Stem Dia (mm)	Vigour	Structural Condition	Target Value	Comments	Recommendations	Work Priority	Re-inspect
716	Sycamore	Acer pseudoplatanus	M	17	M/S	Normal	Fair	High	Group of 4 heavily ivy clad trees growing with an exceptionally heavy lean through suppression with two stems at moderate risk of failure when combining lean and ivy weight. Unable to inspect lower stems, however, irrelevant in light of recommendations.	Reduce all 4 trees to 5m monolith	High	3 years
717	Sycamore	Acer pseudoplatanus	M	17	850	Normal	Fair	Moderate	Ivy clad, previous severance not adequate to inspect lower stem and first major union.	Remove ivy up to 5m, inspect stem and first major union.	High	3 years
718	Hawthorn	Crataegus monogyna	M	5.5	M/S	Reduced	Poor	Moderate	Completely covered by ivy and growing with a heavy lean towards lawn area.	Reduce in height by 2.5m to remove excessive weight	Medium	3 years
719	Sycamore	Acer pseudoplatanus	M	7	M/S	Normal	Fair	Moderate	Heavily ivy clad, unable to fully inspect.	Remove 2m section of ivy and inspect lower stem.	High	3 years
720	Hawthorn	Crataegus monogyna	M	9	M/S	Normal	Fair	Moderate	Large multi stemmed tree (possibly 2 trees) heavily ivy clad and therefore unable to fully inspect.	Remove 2m section of ivy on all stems and remove bulk of ivy from crown	Medium	3 years
721	Sycamore	Acer pseudoplatanus	M	22	500	Normal	Fair	High	Heavily ivy clad and weighted towards public footpath.	Remove all ivy down to ground level, inspect stem and first major union.	High	3 years

The John White Homes (War Memorial) Trust Tree Survey 2024

Tree ID	Tree Type	Latin Name	Age Class	Height (m)	Stem Dia (mm)	Vigour	Structural Condition	Target Value	Comments	Recommendations	Work Priority	Re-inspect
722	Hawthorn	Crataegus monogyna	M	9	M/S	Normal	Fair	Moderate	Heavily ivy clad and therefore unable to fully inspect. Remove 2m section of ivy on all stems and remove bulk of lvy from crown		Medium	3 years

HERITAGE STATEMENT

9 TENTER CLOSE, HIGHAM FERRERS, NORTHAMPTONSHIRE. NN10 8AF

Introduction

9 Tenter Close is a three bed, semi-detached property. It is on a 1950s, local authority built, housing estate. It is one of 12 identical properties in a small close off the main estate (see figures 1, 2 and 3). These properties do not form part of the Higham Ferrers Conservation area and can not be seen from the High Street (which is part of the Conservation Area) so they have no relevance or relationship to the setting of the Conservation Area

The Proposal

The applicant is seeking planning permission for a small front extension. The existing outhouse and original brickwork to the rear of the property will be retained though the small window will be replaced by a slightly larger window over looking the garden of 9 Tenter Close (see the proposed elevations). The forward extension facing onto Tenter Close will be delivered using matching brickwork to the existing dwelling house so that it blends into the neighbourhood.

The Courtyard

To the rear of 9 Tenter Close there is a 50ft garden (approx.) which ends in a high brick wall built by the developers of a small, modern development, The Courtyard, delivered c. 2010. The development is in a gated courtyard accessed from the High Street. Two dwellings partially back onto the rear of 9 Tenter Close (left and centre). They are built on lower ground to Tenter Close so only the roofs and a small bathroom window of the dwellings can be seen from the garden of 9 Tenter Close. In addition, they obscure any view that 9 Tenter Close may have had onto the High Street (see figure 4).

While these properties are located in the Higham Ferrers Conservation Area they themselves are not of historic significance and being in a gated courtyard, are not seen from the High Street and block the view of the High Street to 9 Tenter Close.

Gardens for 63 to 37 High Street

To the right of these properties are the back gardens for the houses 63 to 37 High Street. The back gardens are separated from the dwelling houses by a small lane which allows service vehicles rear access to the High Street properties. From the rear of 9 Tenter Close is a fence where the wall to the Courtyard Development stops (see figure 5) The owners of the garden behind have erected a shed which can be seen in figure 5 and which again, obscures any view into 9 Tenter Close and any view out of 9 Tenter Close.

Conclusion

The proposal is for a small, forward facing extension that will be built in the style of the existing 1950s housing estate. It does not form part of the Higham Ferrers Conservation area and cannot be seen from the High Street (which is part of the Conservation Area) so it has no relevance or relationship to the setting of the Conservation Area. The proposal will not affect the outhouse to the rear of the property other than through the provision of a new window which cannot overlook the Courtyard dwellings behind given the high brick wall.

The rear of 9 Tenter Close is obscured from the Conservation Area by the Courtyard development of c. 2010. The rear of 9 Tenter Close does not form part of the Higham Ferrers Conservation area and cannot be seen from the High Street (which is part of the Conservation Area) so it has no relevance or relationship to the setting of the Conservation Area.



1: Looking at 9 Tenter Close from adjacent property



2: Looking into Tenter Close from entry into Close



3: Looking out from 9 Tenter Close to adjacent property



4: Looking from back of 9 Tenter Close to Courtyard dwelling roof



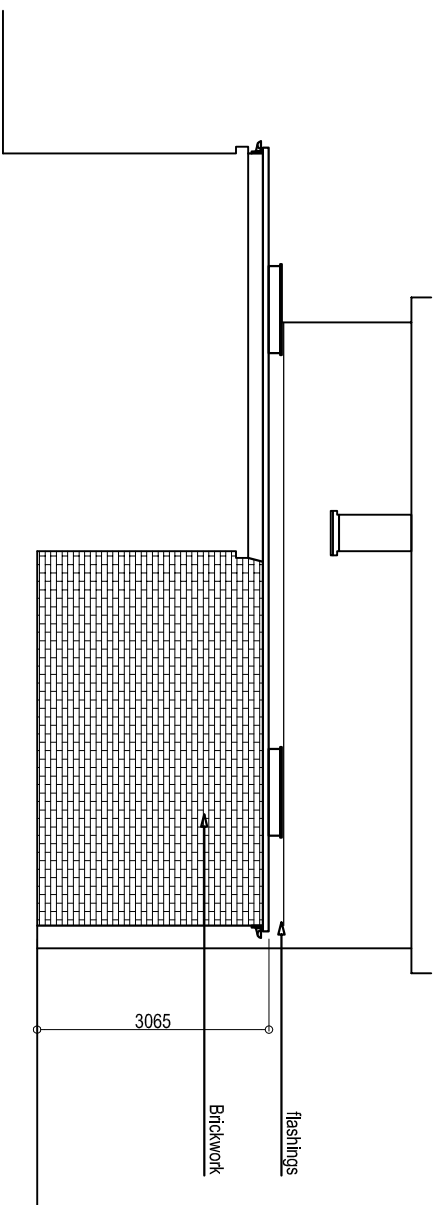
5: Looking at Courtyard dwelling and shed in garden of 63 High Street



6: Closer view of shed in garden of 63 High Street

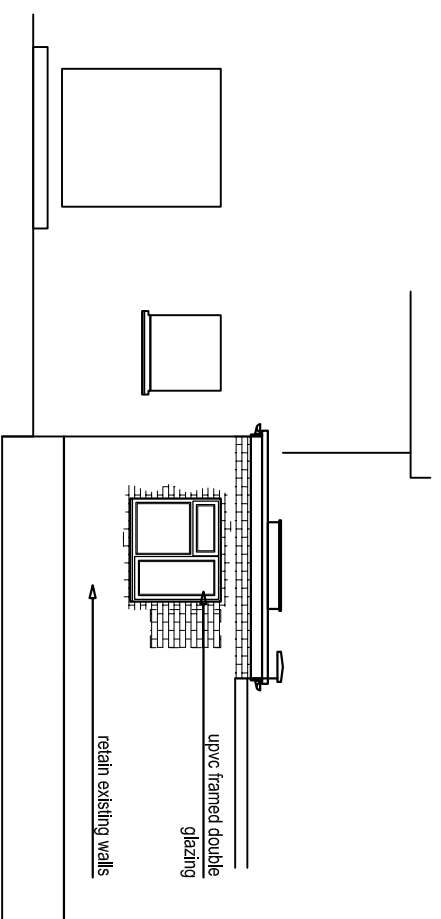


7: Rear of 9 Tenter Close showing out building that I to be retained



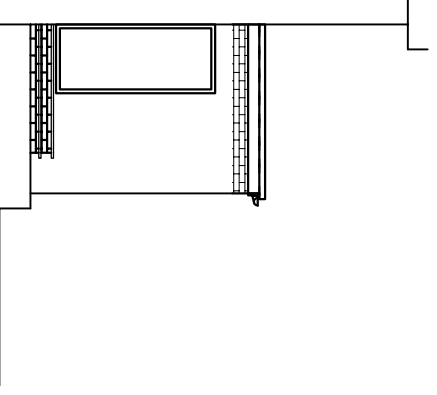
Side Elevation

South East Elevation



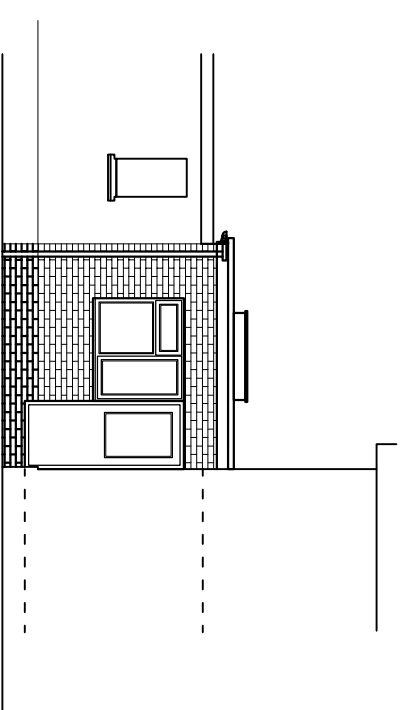
Rear Elevation

South West Elevation



Side Elevation

North West Elevation



Front Elevation

North East Elevation

With the exception of planning application purposes ~ do not scale from this drawing for critical dimensions.
If in doubt - ASK

Jon Spencer

Technical Drawing Services
jstids@btopenworld.com
mobile: 07507 423785
15 Cheltenham Close
Rushden, Northants
NN10 0YN
01933 316 044

Client:
Mrs E Arklay, 9 Tenter Close,
Higham Ferrers, NN10 8AF.

Date:
15th February 2024

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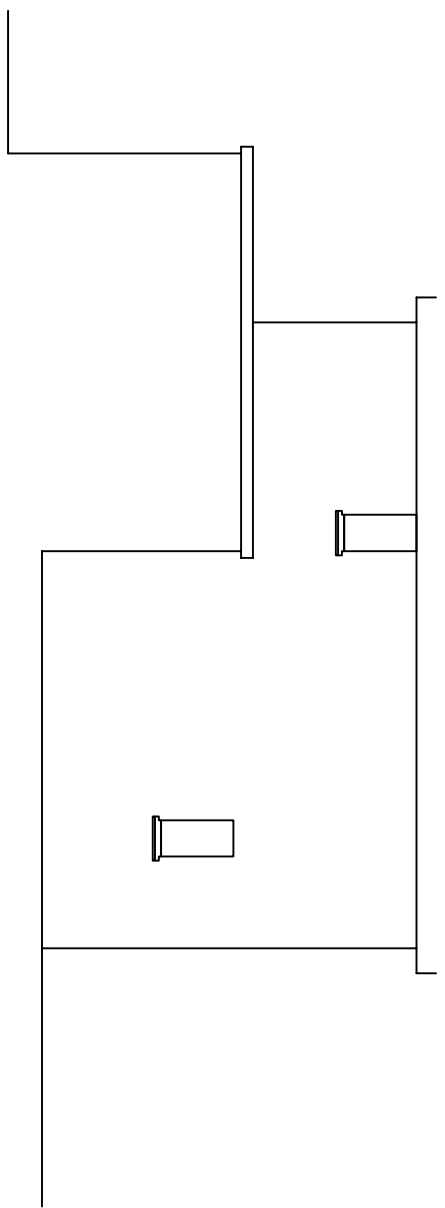
Revision:
C

Title:
PROPOSED ~
Elevations

Drawing Number:
24/006/001
Sheet 2 of 3

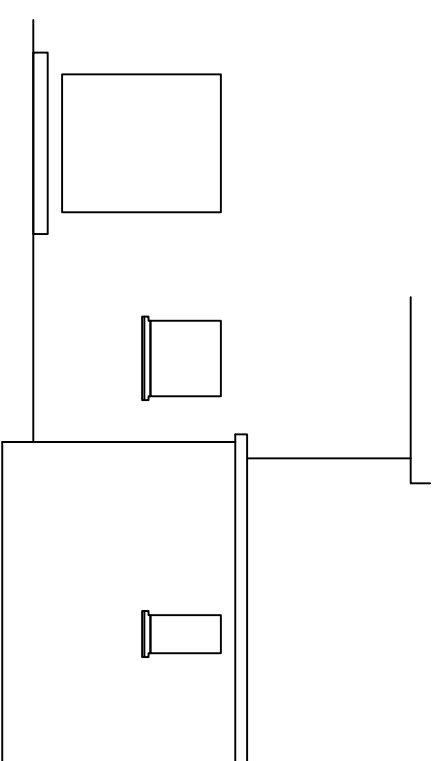
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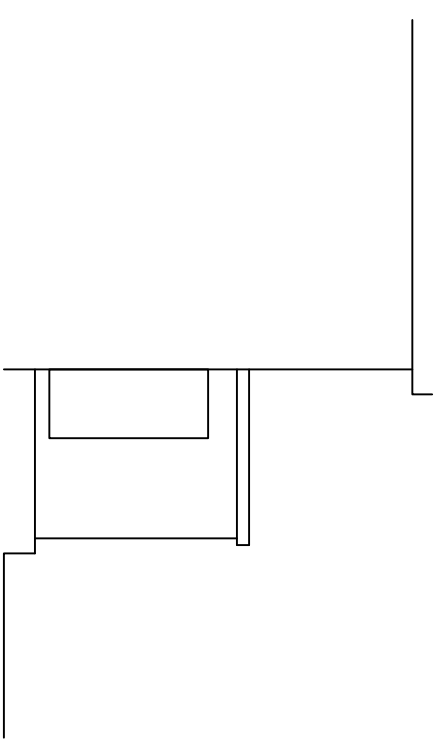
Side Elevation

South East Elevation



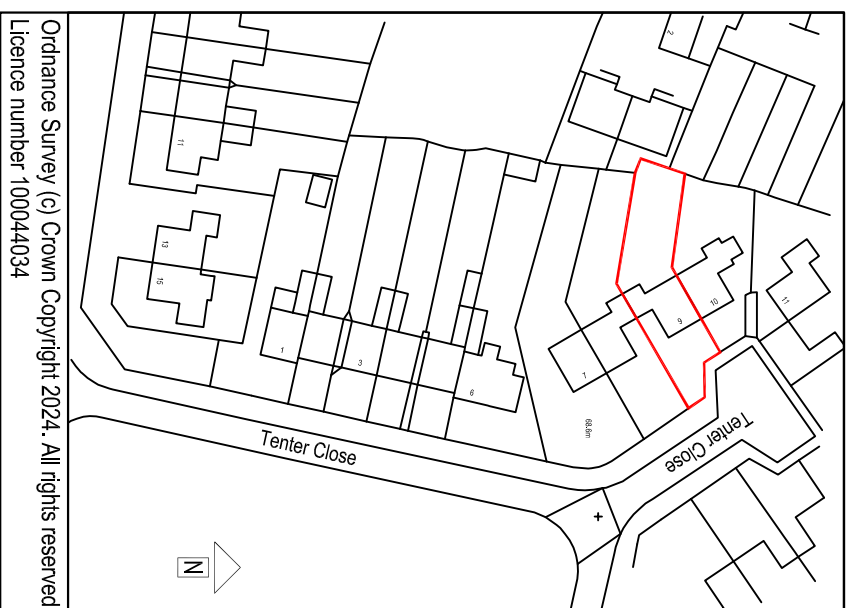
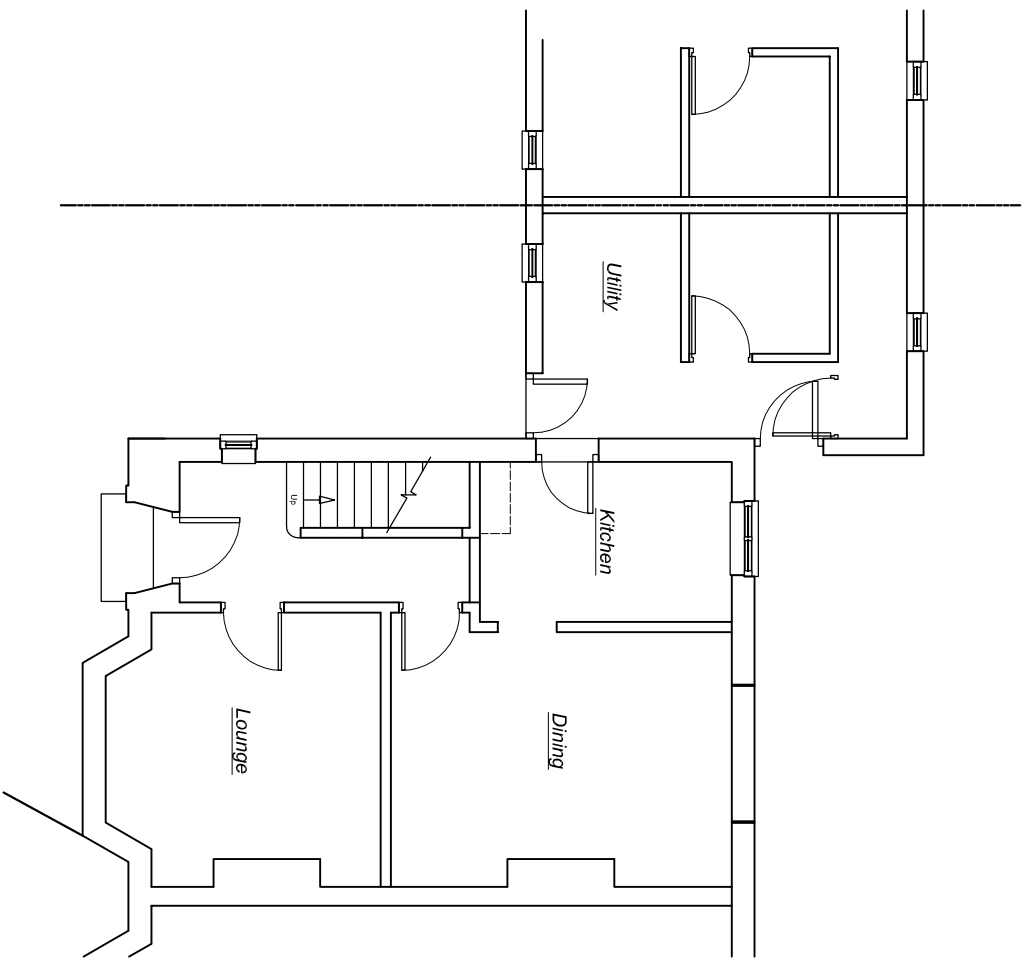
Rear Elevation

South West Elevation



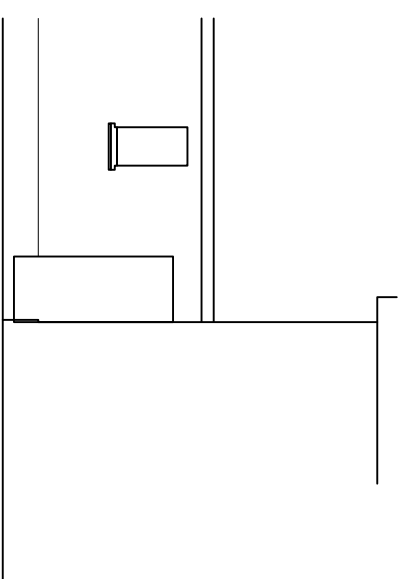
Side Elevation

North West Elevation



Site Location

Scale 1:1250

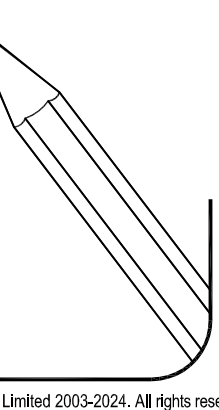


Front Elevation

North East Elevation

With the exception of planning application purposes ~ do not scale from this drawing for critical dimensions.

If in doubt - ASK



Jon Spencer

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15 Cheltenham Close
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01933 316 044

19
A3

Client:
Mrs E Arklay, 9 Tenter Close,
Higham Ferrers, NN10 8AF.

Date:
15th February 2024

Scale (at A3):
1:100

Revision:

Title:
EXISTING ~ Ground Floor Plan,
Elevations & Site Location

Drawing Number:
24/006/001
Sheet 1 of 3

Client:
Mrs E Arklay, 9 Tenter Close,
Higham Ferrers, NN10 8AF.

Date:
15th February 2024

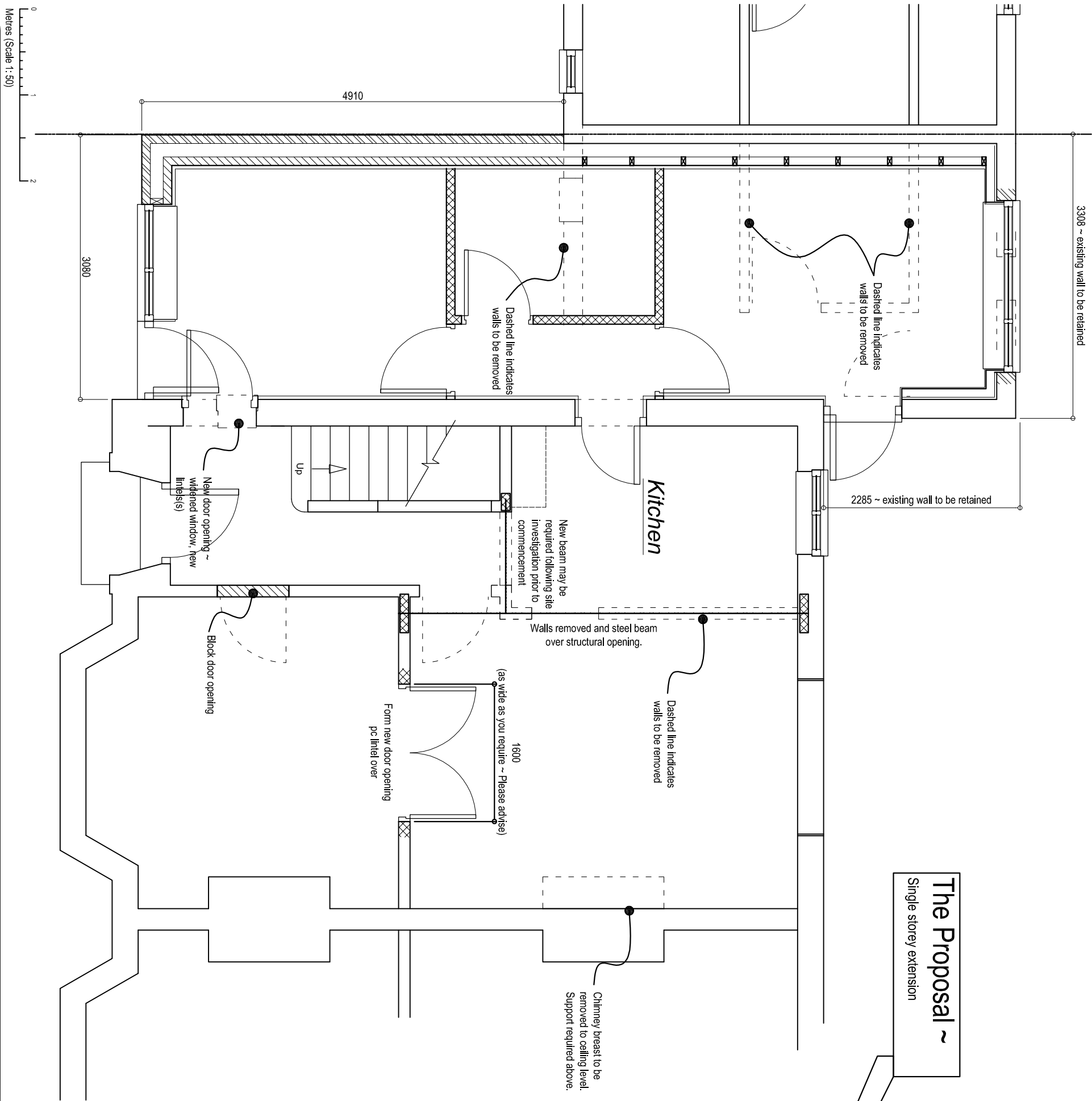
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1:50
1:500

Revision:
C

Title:
PROPOSED ~
Ground Floor Plan

Drawing Number:
24/006/001
Sheet 3 of 3

Jon Spencer
Technical Drawing Services
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mobile: 07507 423785
15 Cheltenham Close
Rushden, Northants
NN10 0YN
01933 316 044



Site Plan
Scale 1:500

With the exception of planning application purposes ~ do not scale from this drawing for critical dimensions.
If in doubt - ASK

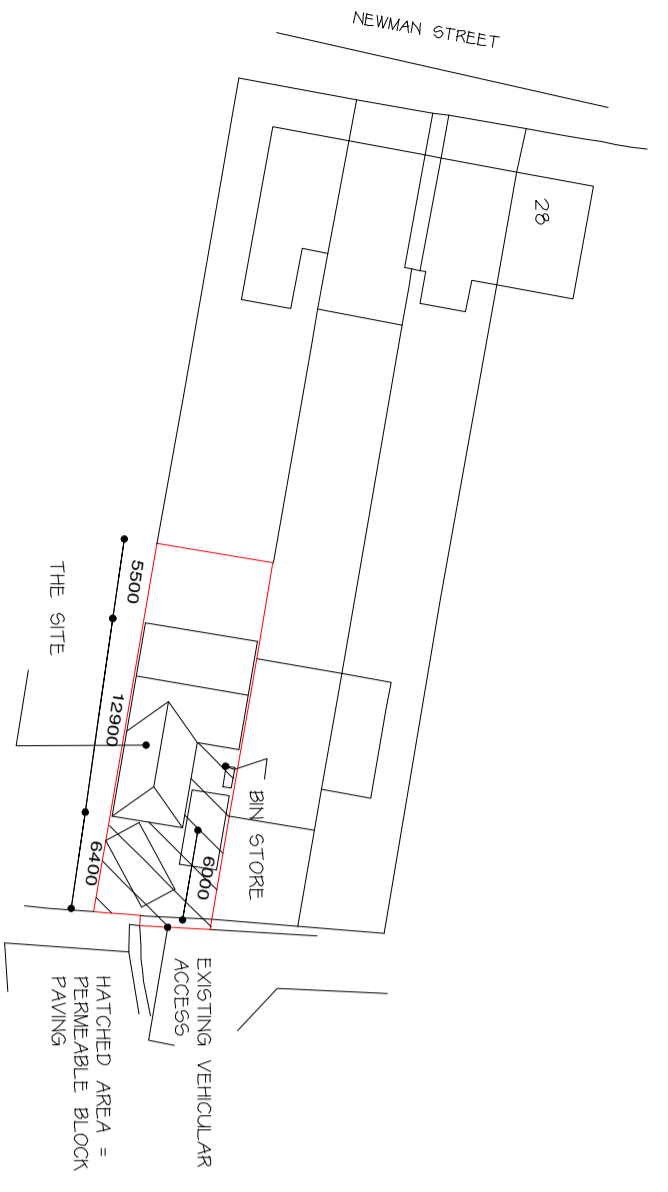
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REVISIONS

Rev	Description	Date	By

NOTES

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BLOCK PLAN Scale : 1:500



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Job:

Proposed Dwelling,
Rear 22, Newman Street,
Higham Ferrers,
Northants.

For

MR T.SOUZA

Title:

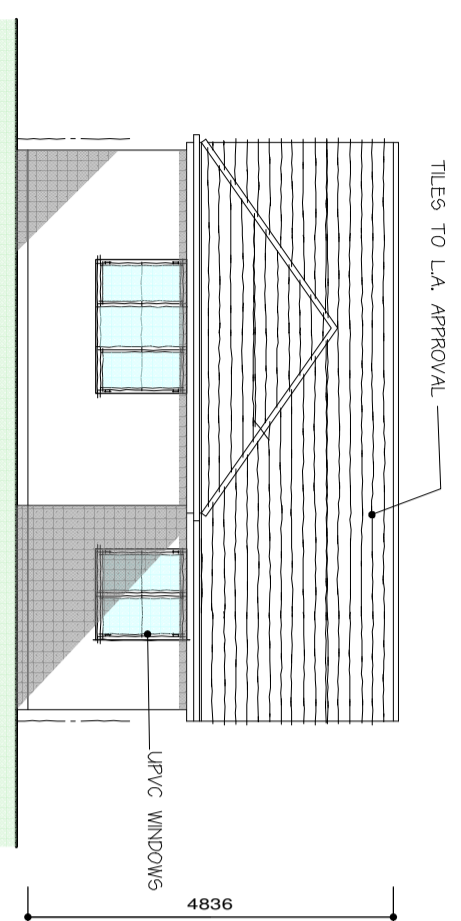
Location Plan

Scale:	Dwg No:	Date:	Rev:
1:500/1:250	3304/2	April 24	

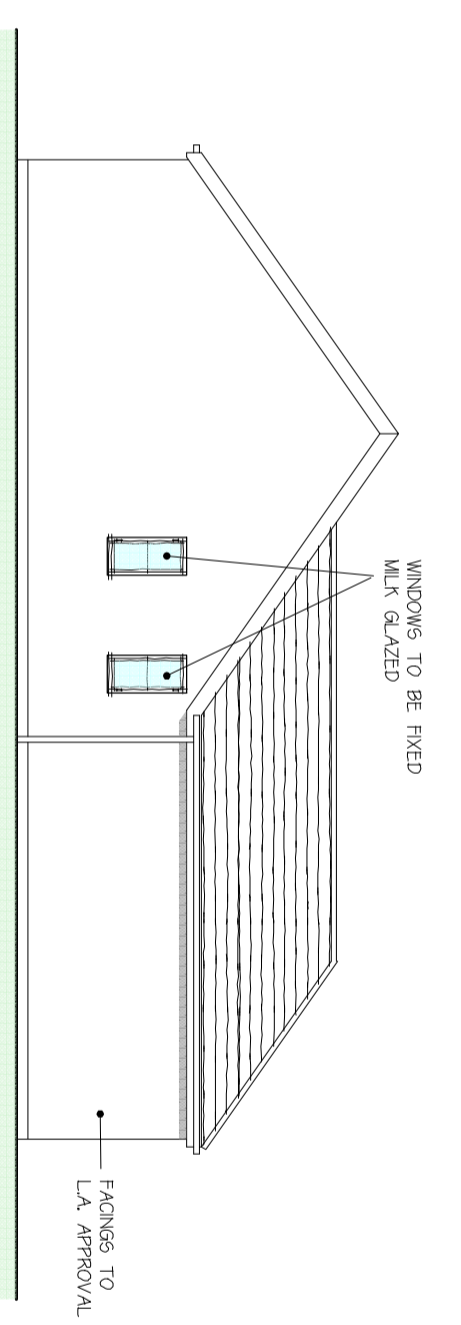
REVISIONS

Rev	Description	Date	By

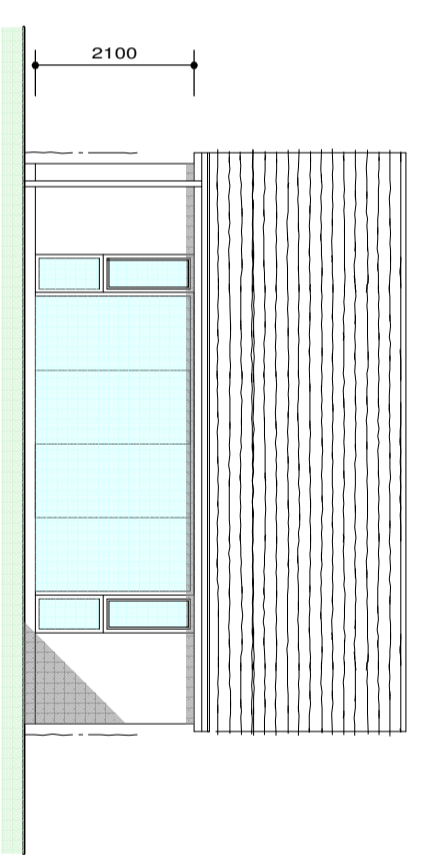
NOTES



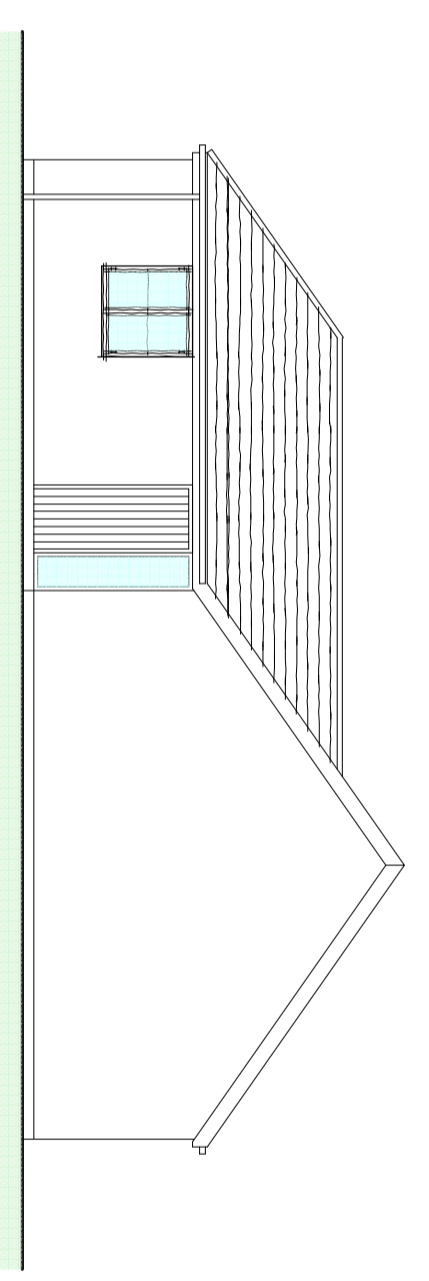
PROPOSED EAST ELEVATION



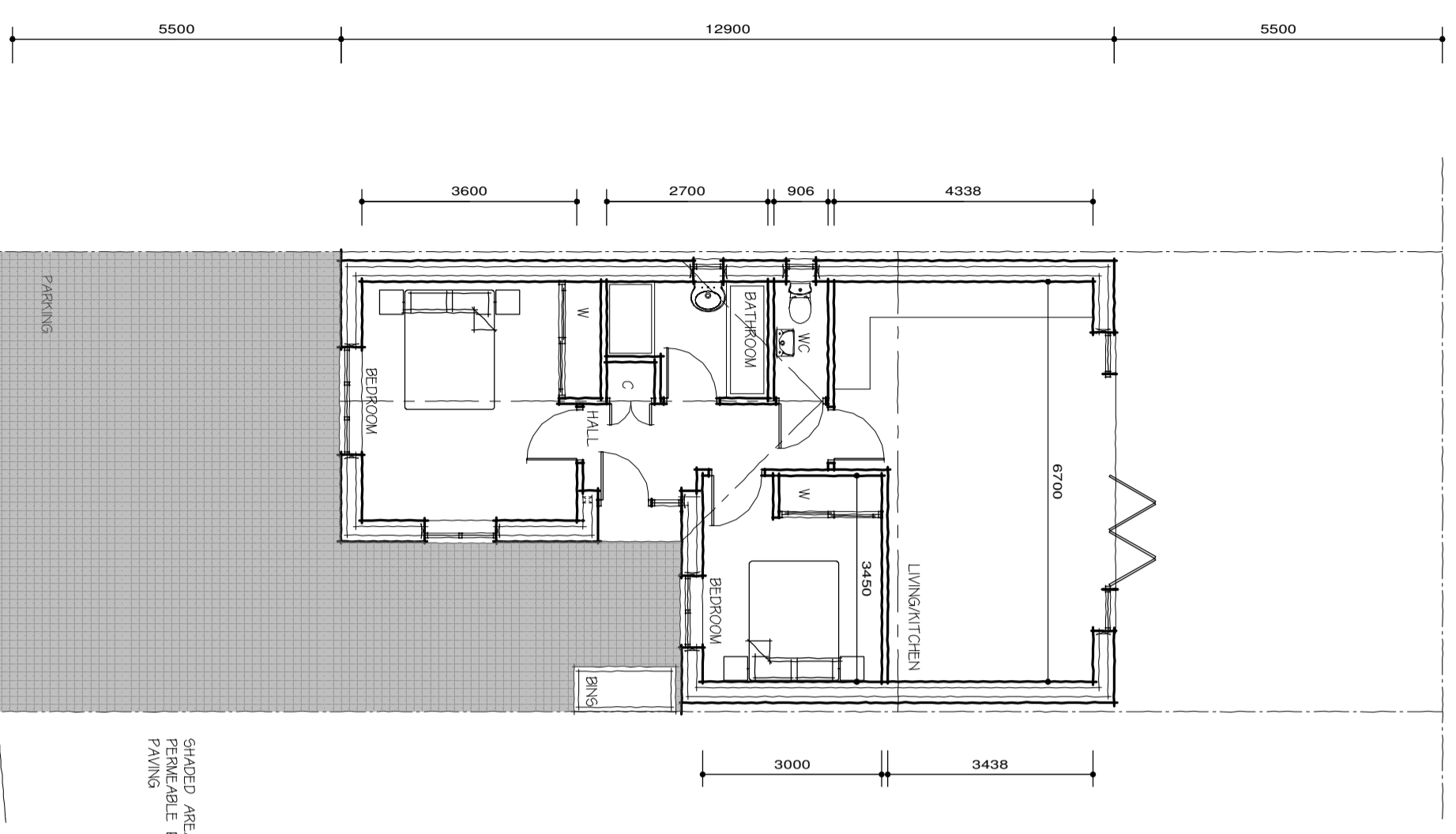
PROPOSED SOUTH ELEVATION



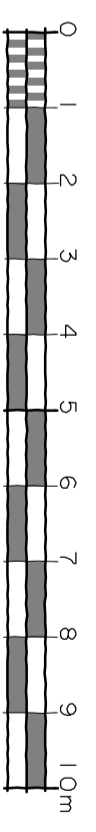
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED LAYOUT




Job:
Proposed Dwelling,
Rear 22, Newman Street,
Higham Ferrers,
For
MR T.SOUZA

Title:
Planning

Scale	Dwg No	Date	Rev
1:100	3304/1	Apr 24	

J.E.D. Design
 (Architectural Services) Ltd
 Member of the Chartered Institute of Architectural Technologists
 The Drawing Room, Gunpowder Close, Great Bendish, Leics, LE18 7J8
 Email: jedd@jeddesign.co.uk Mobile: 07750 224583



Our Ref: 3171TMB/JED

Date: 14th June 2024

DESIGN AND ACCESS STATEMENT

Planning Application:
Proposed Dwelling Rear 22, Newman Street, Higham Ferrers

Site Location

The Site is located to the rear garden of No.22 Newman Street.

The site is blessed with an existing vehicular access to the rear of the site serving two parking spaces and fronting Ann Close and sitting adjacent to other existing access drive/parking areas.

Site Introduction

The record was made on the 16th July 2024, by T.M.Bale of JED Design (Architectural Services) Ltd.

The report is looking to embrace the sites development potential to offer supporting information for clarity and avoidance of misinterpretation.

The Proposal is a simple modest 2Bedroom Dwelling offering amenity space/bin storage area and existing off road parking facilities for two vehicles.

As part of this we seek to reassure the schemes

- i) Befitting design/scale/proportions in respect of the Character and Appearance of the Area
- ii) It's existing off road parking facilities to be retained and utilised
- iii) It's siting and respect of and in relation to neighbouring property

Character and Appearance

The site as highlighted above is a rear garden area to a disused dwelling due to be refurbished and is only viewed from Ann Close/ public footpath adjacent.

The site fronts Ann Close which is U shaped link road serving many properties/garages to Elizabeth Way.

The design is respectful of its setting within the Character/Appearance of the Area

Design

The proposed Design and Scale are aimed at reflection of the existing properties set along Anns Close and surrounding areas albeit in terms of is style and level of accommodation rather than scale.

The design also respects the height/materials and fenestration of its neighbouring properties.

The design is respectful of its setting within the Character/Appearance of the Area

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Our Ref: 3304TMB/JED

Date: 16th July 2024

Site Proportions

Street Scene/Setting

Ann Close is of mixed with Houses/ Semi's/ Banks of Garaging with Elizabeth Way sporting Bungalows.

The site is situated on the bend of the U shaped link road facing the second leg of the U looking directly towards Elizabeth Way.

Highway Safety

The site access to the proposal is already in existence as a vehicular access with access gates fronting the highway which are to be removed as part of any consent

As a two-bedroom property in terms of parking with Northamptonshire being of 2No spaces, which the site offers through its existing/ proposed 2 parking space drive

To confirm and as clarified/indicated on the plan, the current existing vehicular parking spaces comply with this standard and functional.

As we can see from the attached plan the site clearly meets these required standards.

Living Conditions of Neighbours

The scheme addresses all potential aspects of overlooking with fenestration contained to the two main elevations

Summary

We believe the above and the accompanying /updated drawings meet planning requirements.

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Our Ref: 3304TMB/JED

Date: 16th July 2024

SUSTAINABILITY ASSESSMENT

Planning Application:
Proposed Dwelling Rear 22 Newman Street, Higham Ferrers

Layout & Design

- The proposed site is located within the heart of the community residential area and offers good access in terms of retail/recreation/employment and community facilities.
- The design is based on a simple single storey dwelling reflective of the scale/materials and appearance of its neighbours.
- The site sits well in terms of benefitting from good sun/daylight for its own enjoyment and offers no intrusion or reduction of the same to its neighbours
- The site also provides reasonable level of amenity space and is back from the highway by an average of 6m to the eastern, giving an open fronted presence.
- Bin storage has been included within the site with easy access to the highway on collection day
- The Design itself conforms to the Technical Housing Standards: Nationally Described Space Standard
- The Design of the proposal is aimed at taking on board the characteristics of the surrounding area
- The scheme is set to meet all Thermal standards to meet today's Regulations, including airtightness, whilst balancing in respect of overheating.

Sustainable Transport

- The site although vacant currently, has the benefit of its own off road parking facility and dropped kerb
- The site is located centrally within the community offering good access to amenities thus reducing the need for private car use.
- There are easily accessed footpaths/thoroughfares and a regular bus service within a few minutes' walk
- The scheme through its level of accommodation and to meet County Highways Specifications is required to provide two off road parking spaces of some 3.3 x 5.5m each, the site can meet this requirement
- The amenity area is sufficient in which to accommodate cycle storage.

Energy Efficiency

- The scheme is designed to embrace the Energy Hierarchy to reduce energy and utilise renewable technology

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Our Ref: 3304TMB/JED

Date: 16th July 2024

- The detailed design will be aimed at utilising energy efficient design techniques such as high-level insulation
- In addition, as part of the detailed design 'Smart' Appliances will be provided along with efficient mechanical and electrical systems to be installed.
- Solar panels are also being considered as part of the build.
- Water Use Efficiency is also paramount within the build to achieve the Building Regulation limit of 110 Litres/day
- In addition, water butts/grey water systems are being considered for water recycling.

BREEAM Assessment

- To confirm the scheme does not fit within this bracket.

Flood Risk/Drainage

- The site is not located within a Flood Zone 2 or 3
- As part of the scheme, soakaways will be provided along with permeable paving to hard surfaces.

Heritage Assets

- The site is not located within a Conservation Area or within close proximity of a Listed Building.

Demolition/Construction

- The site is vacant and as such no demolition ergo no landfill required
- CMP will be in place prior to commencement of the build.

Biodiversity Net Gain

- A separate report has been presented in this regard which demonstrates that the site is exempt of the same.

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Notifications of planning decisions received for the Town Council**On 13th August 2024****APPROVAL****NE/24/00466/FUL - 5 The Courtyard, High Street, Higham Ferrers, NN10 8DD.**

Replacement windows and doors

NE/23/01103/FUL - 21 Townsend Leys, Higham Ferrers, NN10 8LW

Change of use from a 4 bed family home (Use Class C3 Dwelling) to a Children's home (Use Class C" Residential Institution). No internal structural or external works to be carried out.

NE/24/00568/TCA – Chichele College, College Street, Higham Ferrers, NN10 8DX

T1 Sycamore – fell

NE/24/00528/FUL – 50 Meadow Walk. Higham Ferrers, NN10 8EL

Single storey front extension and pitched roof extension over existing garage, first floor pitched roof extension over former extension and rear first floor balcony. Internal and external alternations.

REFUSAL**NE/24/00028/ADV – 28 High Street, Higham Ferrers, NN10 8BL (Age UK)**

Signage to advertise the name and nature of the business (re-submission of NE/23/00006/ADV)

Reasons (summarised): Signage excessive in scale, of incongruent design, finished with unsympathetic materials. Also, an excessive number of signs resulting in clutter on the building's front elevation, to the detriment of the conservation area.

HIGHAM FERRERS TOWN COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE

13TH AUGUST 2024

REPORT: Disabled Parking Request

REPORT AUTHOR: Assistant Clerk, Emily Arrow

BUSINESS FORWARD PLAN	N/A	
COUNCIL OBJECTIVES	N/A	
POLICIES REFERENCED	N/A	
FINANCIAL IMPLICATION	There are no financial implications at this stage	x
	There will be financial implications	
	There is provision within budget	
	Decisions may give rise to additional expenditure	
	Decisions may give rise to potential income	
MEANS OF DELIVERY	N/A	
APPENDICIES	N/A	

1. PURPOSE

- 1.1. To consider the NNC invite to comment following their receipt of a public request for additional disabled parking spaces in the Market Square car park or nearby.

2. BACKGROUND

- 2.1. We have received the following correspondence from the Community Liaison Highways Officer at NNC:

We've had a representation from someone asking if there can be more than two disabled spaces provided in the Market Square (or in the nearby area).

Is this something that the Town Council might support? I know it was considered when there was a request last year from a business for a disabled bay in High Street, but at that point the TC did not support the request. This request comes from someone who has a blue badge and visits the town regularly.

3. CONSIDERATIONS

- 3.1. In response to the above correspondence we have been advised of the following:
- There is no legal requirement for the number of disabled spaces per car park.

However, there are some guidelines with recommendations for the number of disabled parking spaces. In the 'Inclusive Mobility' document from the Department for Transport (which can be viewed here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044542/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf) on page 77 the following statement is made:

(iii) For car parks associated with shopping areas, leisure or recreational facilities, and places open to the general public: a minimum of one space for each employee

who is a disabled motorist, plus 6% of the total capacity for visiting disabled motorists.

The total number of parking spaces in the Market Square car park is 26, of which 2 are disabled spaces. This is a percentage of approximately 7.6%

We have also responded to clarify that alongside the 2 disabled parking bays in the Market Square there are also 6 in the Doctors Surgery Car Park, making 8 that are in close proximity to the town centre. (Of the 40 spaces in the Doctors Surgery, 6 being disabled provision is a percentage of 15%)

- 3.2. The committee are asked to consider the existing disabled parking bay provision and if there is any scope to request additional disabled parking spaces in the Market Square car park or nearby.