

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

PRESENT:

Cllr B Spencer (Vice Chairman)
Cllr Mrs P H Whiting
Cllr G Kelly
Cllr N Brown
Cllr Mrs C Reavey (as substitute)
Cllr B Jackson (as substitute)
Miss A Schofield (Town Clerk)

1. **APOLOGIES**

Cllr G Salmon, Cllr Mrs A Gardner, Cllr V Paul

2. **DECLARATIONS OF INTEREST**

Cllr B Jackson – as a member of the NNC Planning Committee and a Unitary Councillor he 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 9th July 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/24/00699/TCA: Tree Work in Conservation Area. 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**

RESOLVED:

That the council has no comments and no objections.

- (ii) **NE/24/00623/FUL: Full Planning Permission – Single storey side/front extension at 9 Tenter Close, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (iii) **NE/24/00574/FUL: Full Planning Permission – Detached bungalow in the rear garden of 22 Newman Street, Higham Ferrers**

RESOLVED:

The council objects to this application on the following basis:

The development is in contravention with policies within the Higham Ferrers Neighbourhood Plan, namely policies;

- **HF.H1 - Windfall Sites and Development Infill - Residential**

'If considered to be 'garden' development or subdivision of plots, it will be necessary to demonstrate that this is appropriate, through giving consideration to access arrangements, the amenity of neighbouring properties and the character of the locality' - the council considers that consideration has not been given to appropriate access arrangements, given the unsuitability of Anne Close as an access road and the proximity to neighbouring properties. Arguably it is clear that there was never any intention to allow access to a property at the rear of the Newman Street gardens that back on to Anne Close and provision has not been made to accommodate this access nor any potential visitor/resident street parking that may arise from this proposal.

- **HF.DE1 - Achieving High Quality Design**

'Respecting and protecting the amenity of existing residents' - the council considers that appropriate consideration has not been given to the amenity of existing residents in the proposed plans. The proximity of the access to neighbouring properties and an alleyway, and the unsuitability of Anne Close as an access road conflict with this policy.

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

RESOLVED:

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

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.

6. **DISABLED PARKING REQUEST**

RESOLVED:

That the council responds to the NNC invite to comment following the receipt of a public request for additional disabled parking spaces in the Market Square car park or nearby as follows:-

The council is of the opinion the town centre currently has sufficient disabled parking spaces. There is no legal requirement for a minimum number of disabled parking spaces provided but guidance provided by the government shows that Higham Ferrers town centre car parks already exceed the recommended percentage of disabled car parking spaces available. 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%. Alongside the 2 disabled parking bays in the Market Square there are 6 in Saffron Road car park, making 8 that are in close proximity to the town centre. (Of the 40 spaces in the Saffron Road car park, 6 being disabled provision is a percentage of 15%)

7. **ITEMS TO REPORT**

None.

8. **DATE OF NEXT MEETING**

10th September 2024

Chairman

Date