

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 12th NOVEMBER 2024 AT 6.45PM
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

PRESENT:

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

1. **APOLOGIES**

Cllr Mrs A Gardner

2. **DECLARATIONS OF INTEREST**

Cllr G Salmon – item 5.1(ii), resides close to the property on Larkin Gardens

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 8th October 2024 be signed by the Chairman as being a true and correct record.

4. **PUBLIC FORUM**

None.

5. **PLANNING**

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

- (i) **NE/24/00995/FUL: Full Planning Permission – Replacement storage outbuilding, first floor extension, external alterations, roof alterations at 104 Wharf Road, Higham Ferrers**

RESOLVED:

That the council wishes to make comment that they have concerns regarding the size of the proposed external storage and note that they agree with the comments made from NNC (Transport and Highways) regarding the appropriate dimensions for garages and carports.

- (ii) **NE/24/01080/FUL: Full Planning Permission – Install air source heat pump (retrospective) at 56 Larkin Gardens, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- 5.2. **To receive and note the appeal made regarding application NE/24/00028/ADV: Signage to advertise the name and nature of the business at 28 High Street, Higham Ferrers**

RESOLVED:

That the appeal is received and noted.

- 5.3. **To receive and note determinations on planning applications.**

RESOLVED:

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

APPROVAL

NE/24/00770/FUL – 91 Kimbolton Road, Higham Ferrers, NN10 8HL
Detached garage

6. **ITEMS TO REPORT**
None.

7. **DATE OF NEXT MEETING**
10th December 2024

Chairman

Date

PLANNING & DEVELOPMENT COMMITTEE
10TH DECEMBER 2024

PLANNING APPLICATIONS SUMMARY

NE/24/01143/TCA: Tree Work in Conservation Area – T1/T2; Sycamore- Fell. T3/T4; Sycamore – Side pruning by 2.5m. T5/T6; Ash – Fell. T7; Cherry – Fell. G3; Sycamore – Crown lift all trees by 7m. at 1A Midland Road, Higham Ferrers

Applicant: Daniel Price

No trees in question have a TPO. In reference to the plan the colour coding relates as follows:

- Crown lifting of all trees to allow 7m clearance over access road. Highlighted in blue on the attached map.
- Felling and removal of two leaning hazardous sycamore trees. Highlighted in purple on the attached map.
- Side pruning of two Ivy covered Sycamore trees to allow 2-3 meter clearance from buildings. Highlighted in orange on the attached map.
- Dismantling of two hazardous Ash trees, due to crown die back and poor form. Highlighted in yellow on the attached map.
- Felling and removal of small cherry tree due to rotten root plate. Highlighted in pink on the attached map.

NE/24/01064/FUL: Full Planning Permission – Detached bungalow in the rear garden of 22 Newman Street, Higham Ferrers

Applicant: T Souza

This is a resubmission of NE/24/00574/FUL which we previously considered in August 2024. At the time of this original submission the town council objected 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.

This new application has made the following changes:

- The application form now states that the land proposed to be built on is 'vacant' and has been so since 5th March 2023 (the previous application stated it was still in use as a residential garden).
- The application now states there are 2 existing parking spaces already in use and therefore this application doesn't propose an intensification in the number of parking spaces required (the previous application stated there were no existing parking spaces and 2 would be created).
- The unit is now proposed to be 1-bedroom (was previously 2).

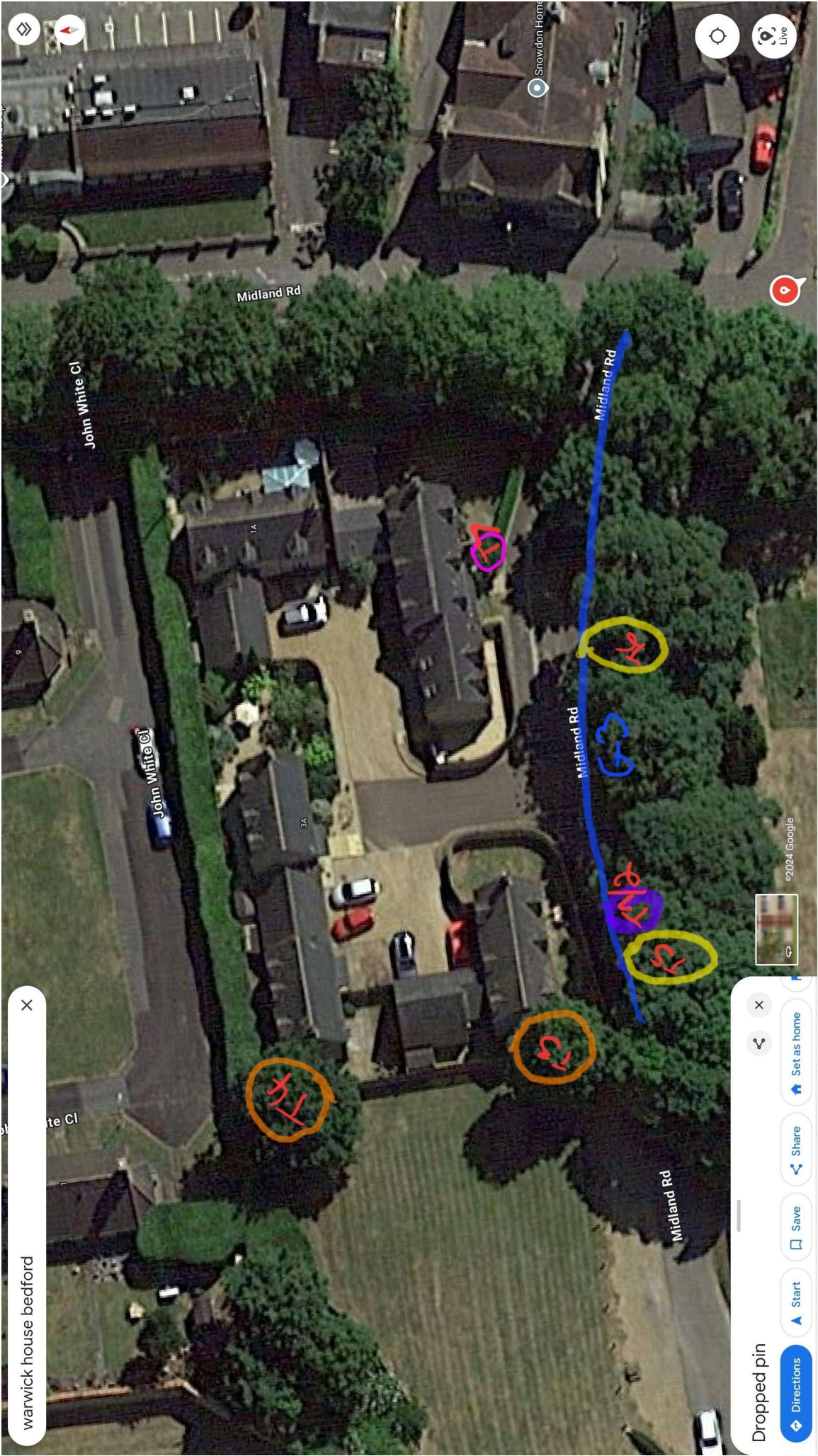
- There were originally 2 windows proposed on the south elevation, this is now one.
- The whole building is slightly smaller in proportion than previously proposed.

NE/24/01155/FUL: Full Planning Permission – Single storey side and rear extension at 52 Parker Way, Higham Ferrers

Applicant: Mr and Mrs Raheem

External materials: concrete tile on roof to match existing with dark grey EPDM to flat roof portion. White UPVC windows proposed to be changed to minimal dark metal framed windows and doors. Red brick proposed to be changed to black brick.

Application does not demonstrate a need for any additional car parking spaces, the proposed changes are stated as only affecting the layout of the ground floor while not including any additional bedrooms. Ground floor proposed changes include an extension to the existing kitchen area, a new playroom and a new pantry/store off the kitchen. Also, an internal alteration to the existing living area to create a new study/storage space.



warwick house bedford

Dropped pin

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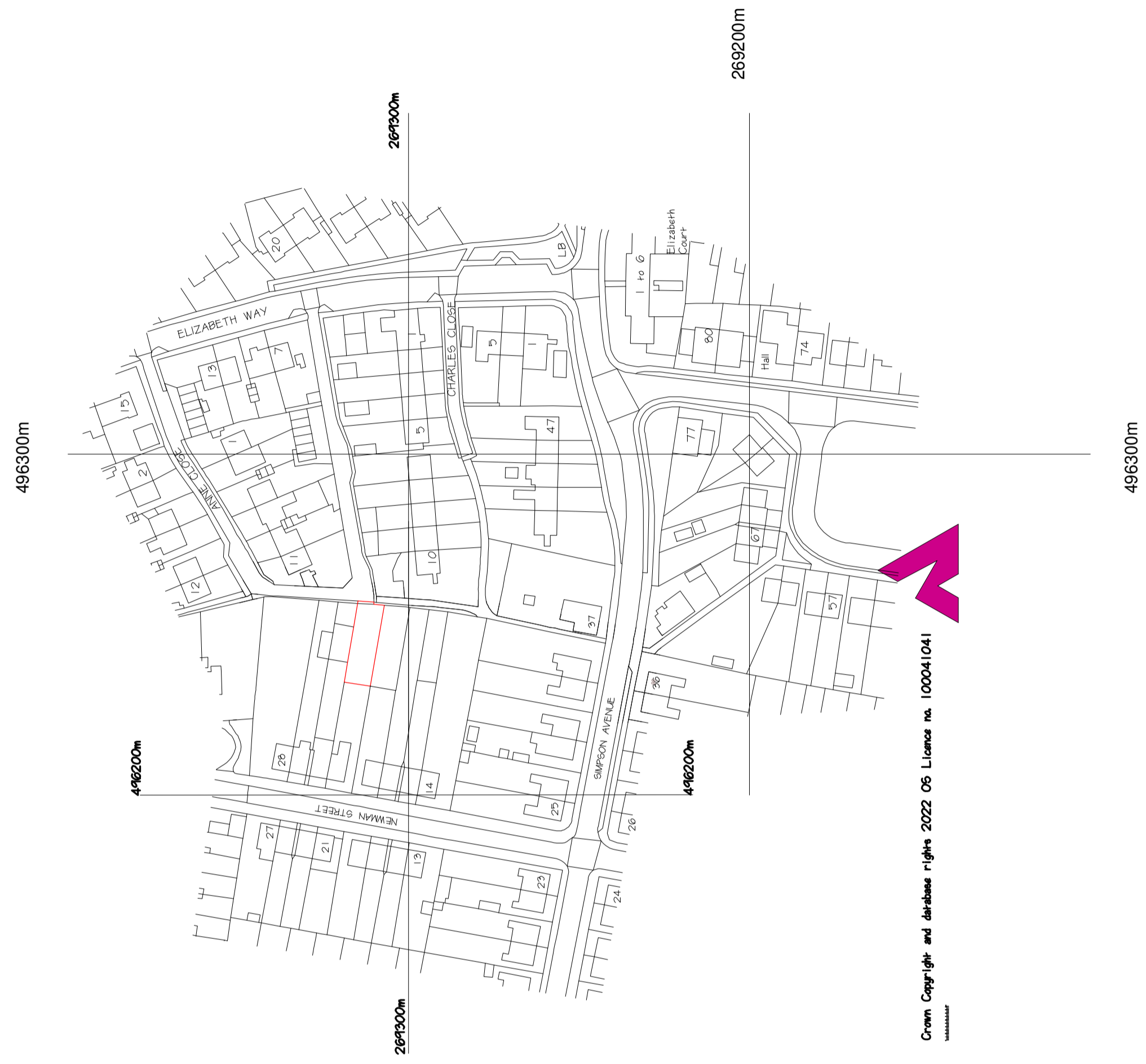
REVISIONS

Rev	Description	Date	By

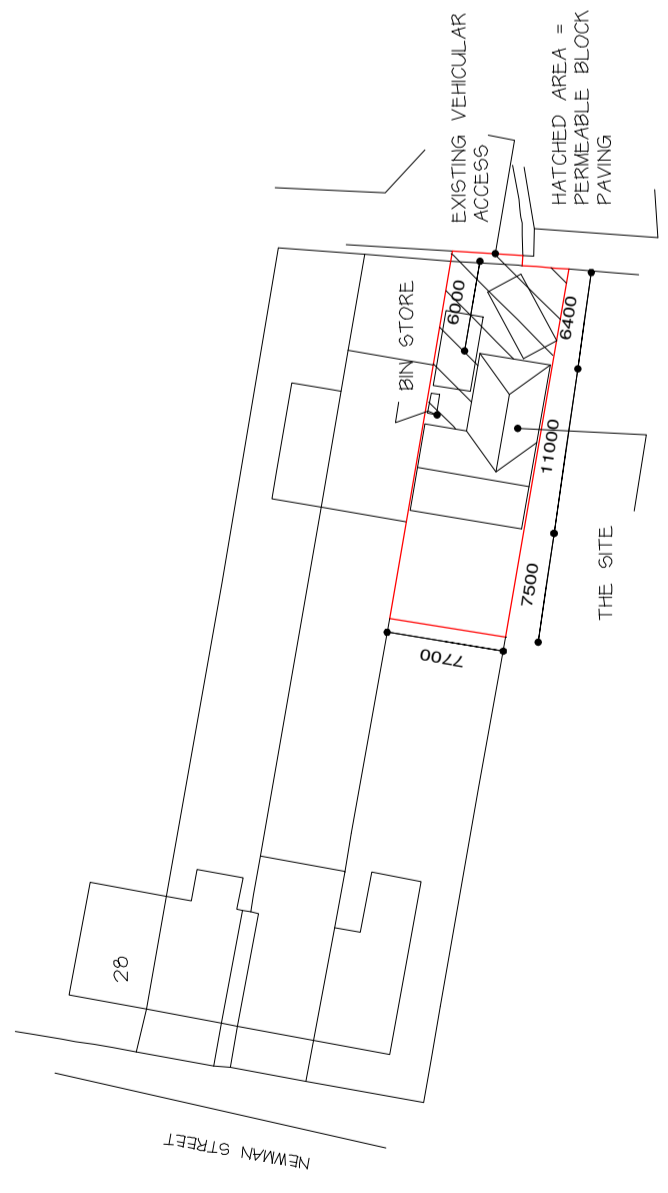
NOTES

<p>Job: Proposed Dwelling, Rear 22, Newman Street, Higham Ferrers, Northants.</p> <p>For: MR T.SOUZA</p>	
<p>Scale: 1:500/1:250</p>	<p>Drawg No: 3904/2</p>
<p>Date: April 24</p>	<p>Rev: </p>
<p>Title: Location Plan</p>	

J.E.D. Design
 (Architectural Services) Ltd
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 The Drawing Room, Gainsborough Close, Great Bowden, Lincs, LE16 7JH
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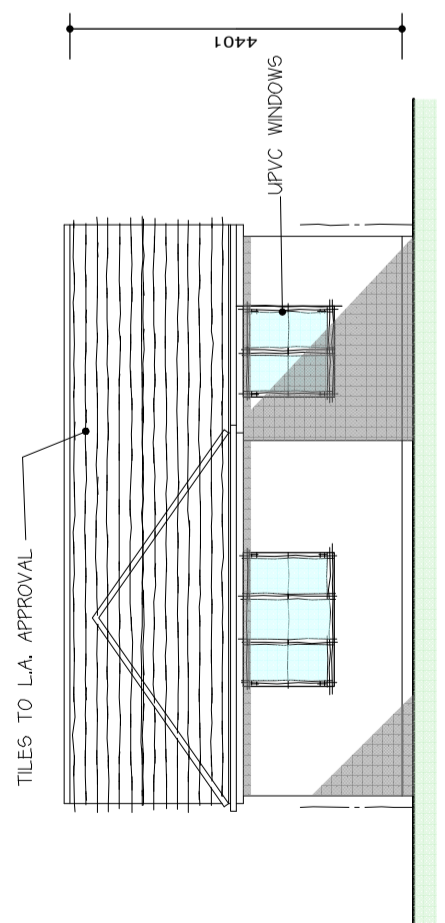


BLOCK PLAN Scale : 1:500

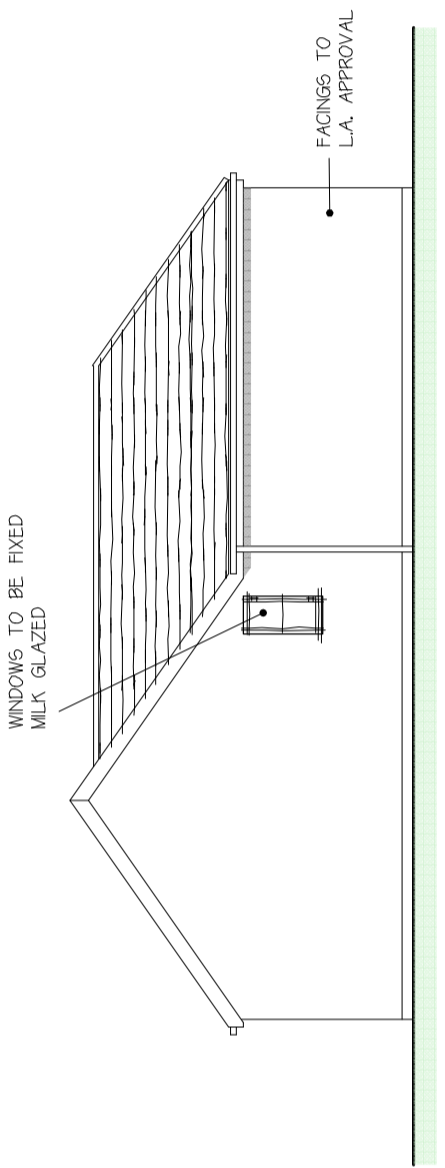
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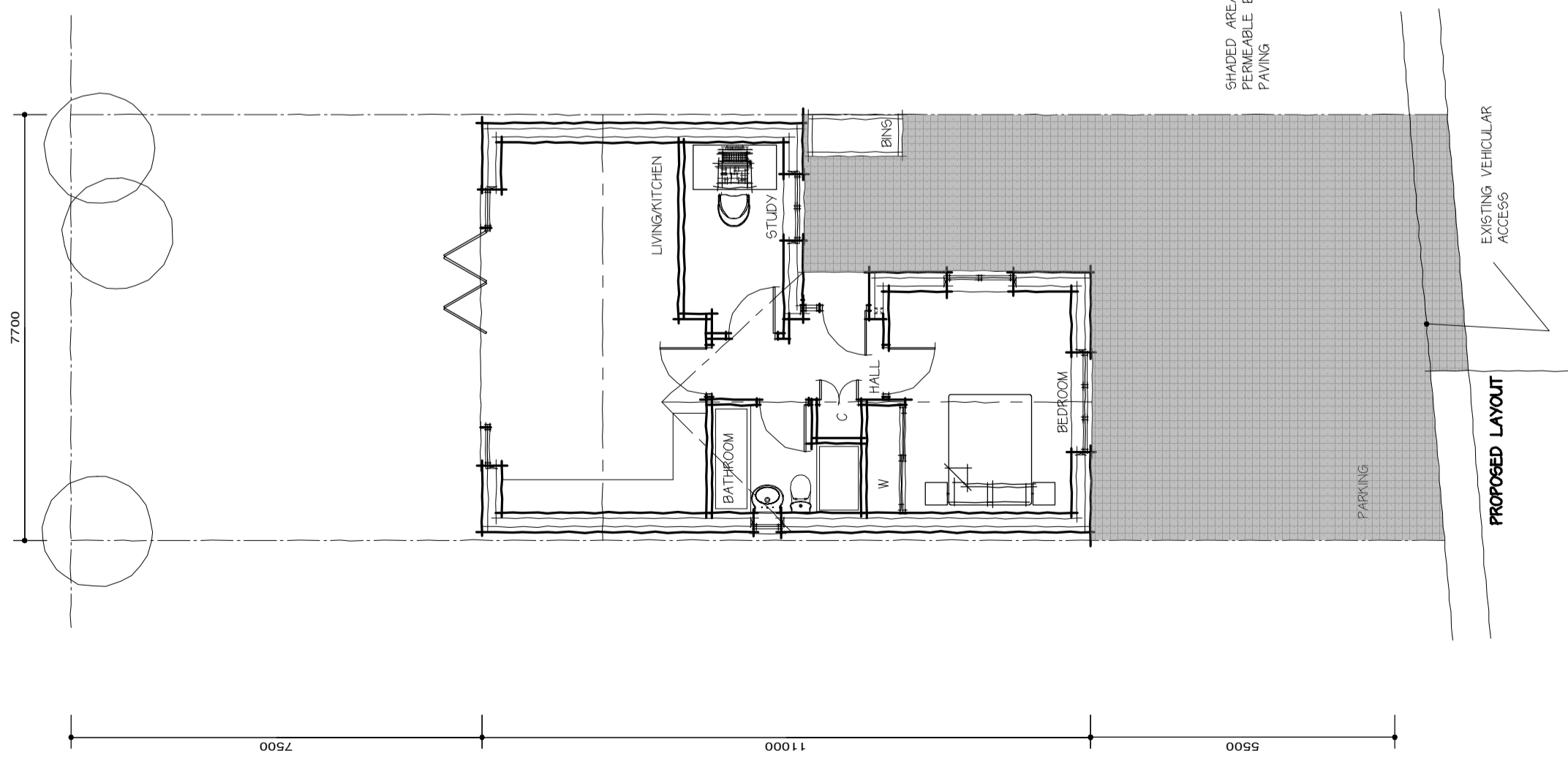
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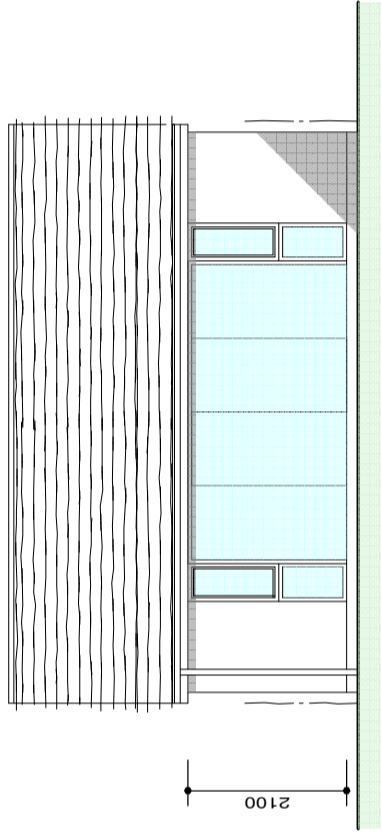
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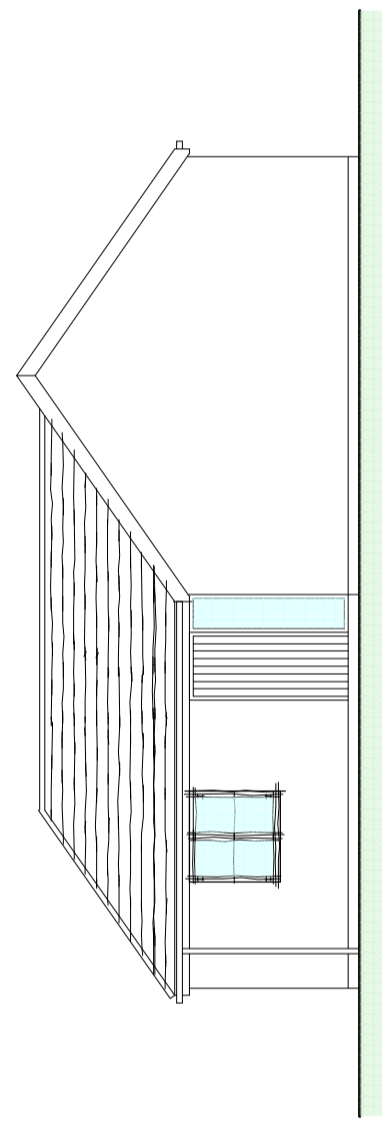
PROPOSED SOUTH ELEVATION



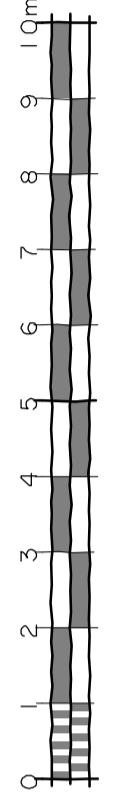
PROPOSED LAYOUT



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



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

Title: **Planning**
 Scale: **1:100** Dwg No: **9304/4** Date: **Oct 24** Rev:

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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 1st November 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 1 Bedroom 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

Site Proportions

Street Scene/Setting

Ann's 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 One-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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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

- 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

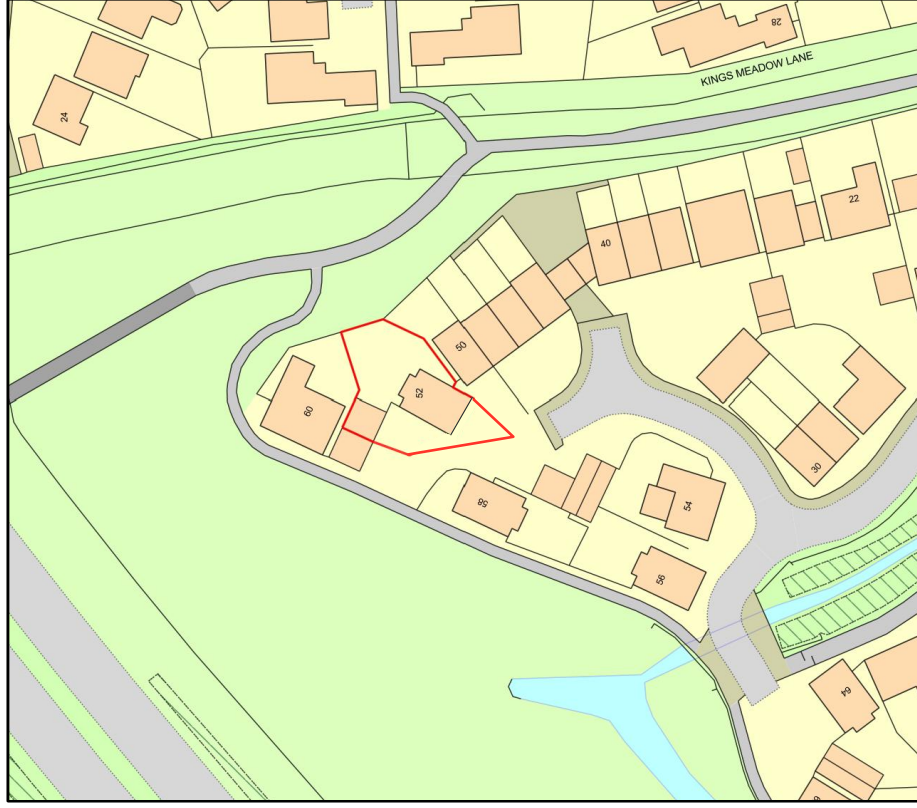
- The site is vacant and as such no demolition ergo no landfill required
- CMP will be in place prior to commencement of the build.

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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52 Parker Way Higham Ferrers



Existing Location Plan
SCALE 1:1250 @ A3



52 Parker Way

Project Address 52 Parker Way
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SCALE @ A3	AS INDICATED
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DRAWING NAME	LOCATION PLAN
DRAWN BY	JAC
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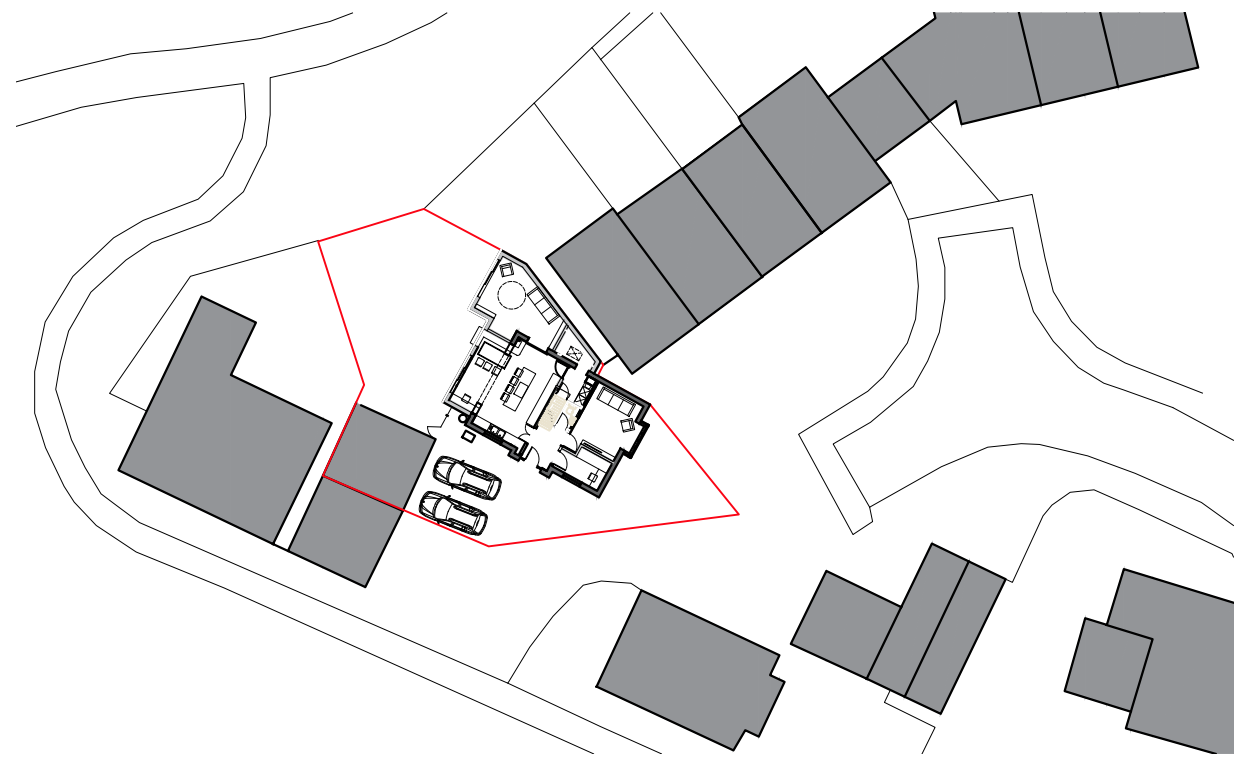
Revisions: PLANNING ISSUE 15/11/24

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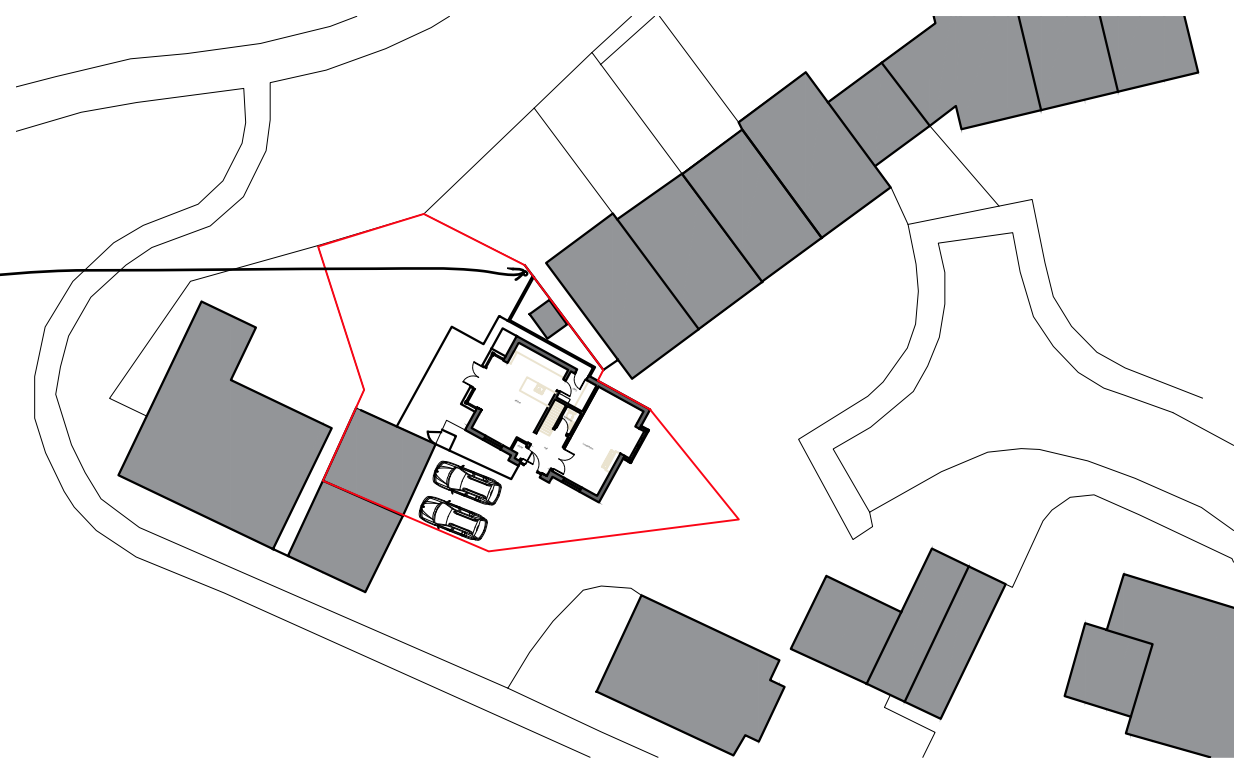
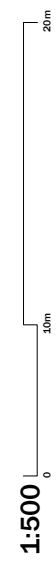
SCALE @ A3 AS INDICATED
DRAWING NUMBER A P EX PR PL BLOC
DRAWING NAME BLOCK PLAN
DRAWN BY JAC
CHECKED BY TS

info@akimbo-design.co.uk

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Proposed Block Plan
SCALE 1:500



Existing Block Plan
SCALE 1:500



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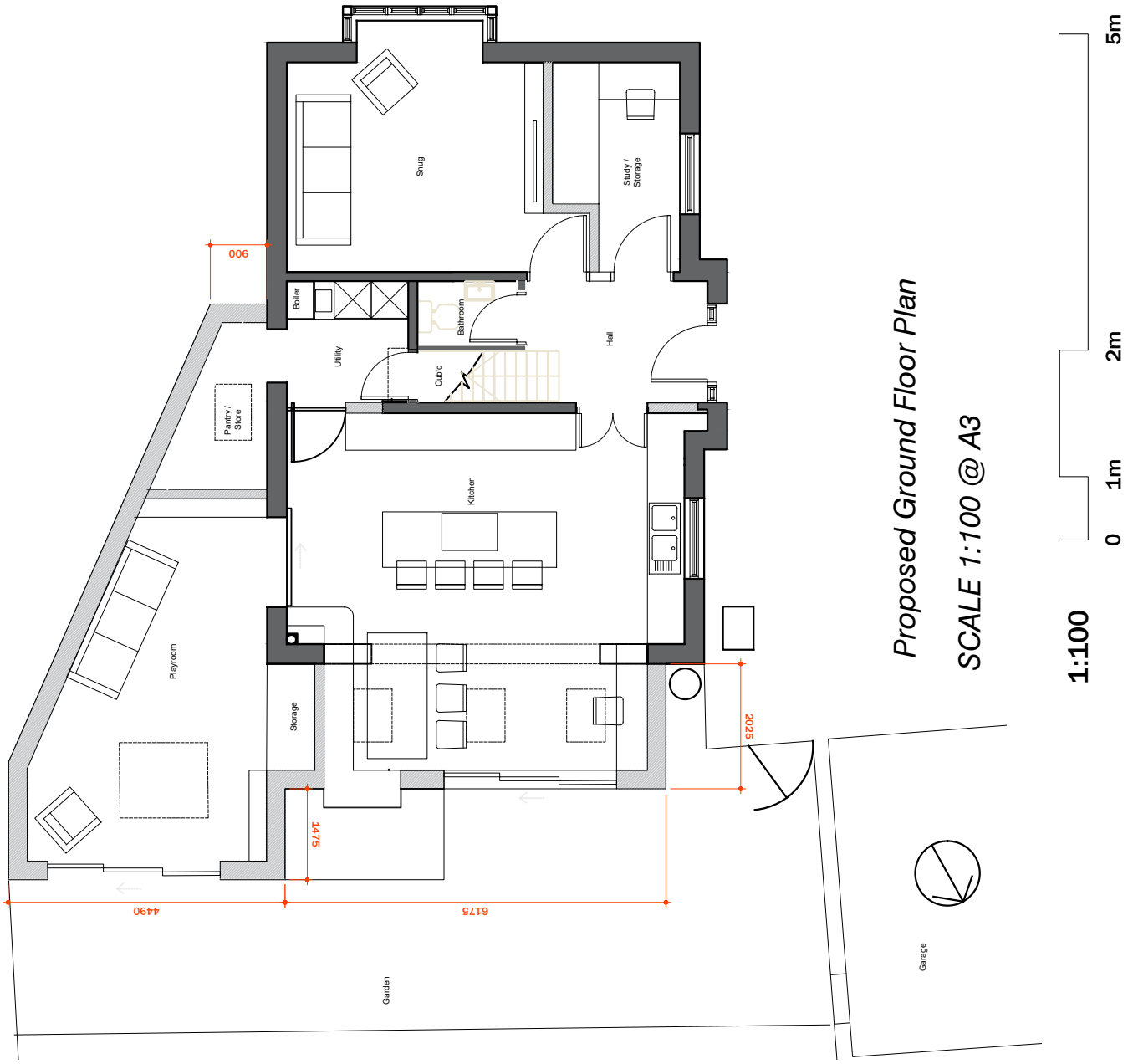
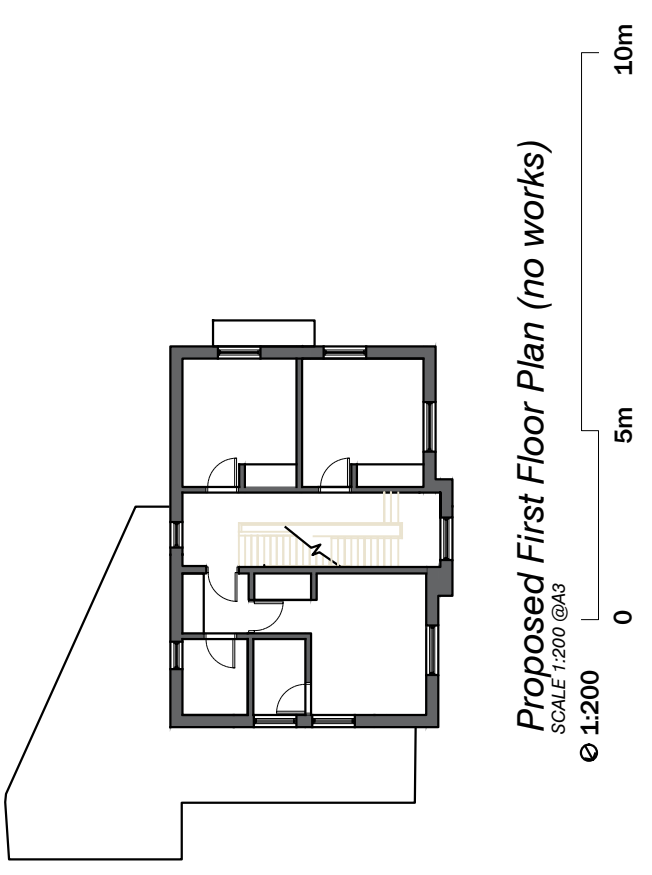
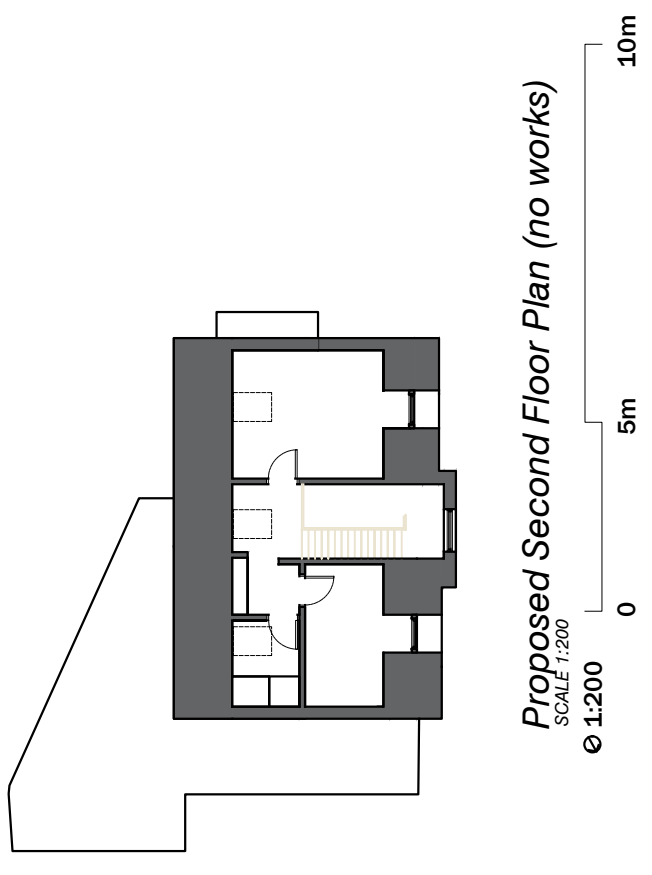
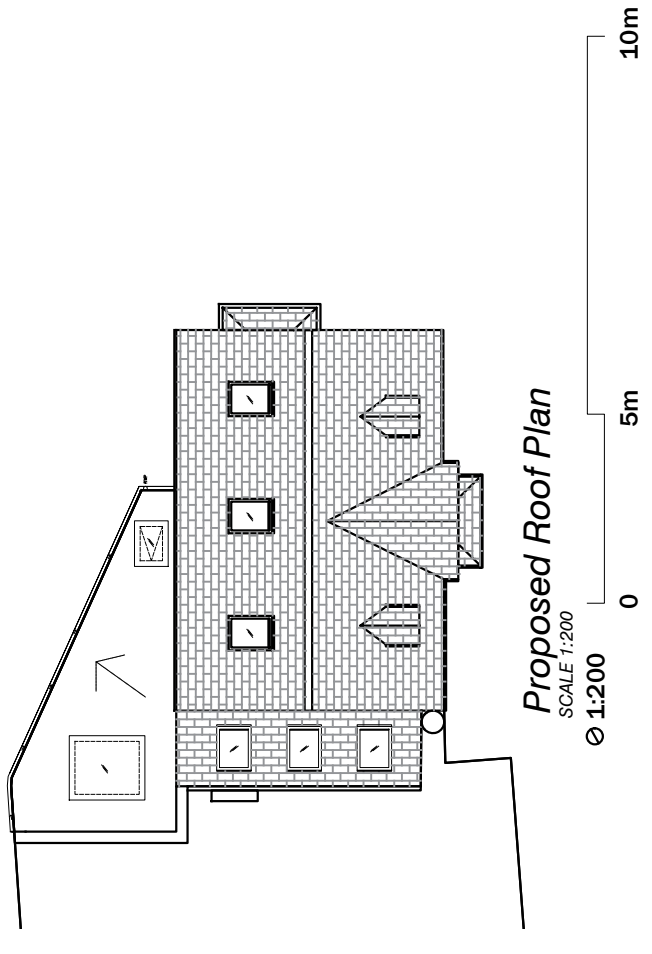
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Revisions: PLANNING ISSUE 15/11/24

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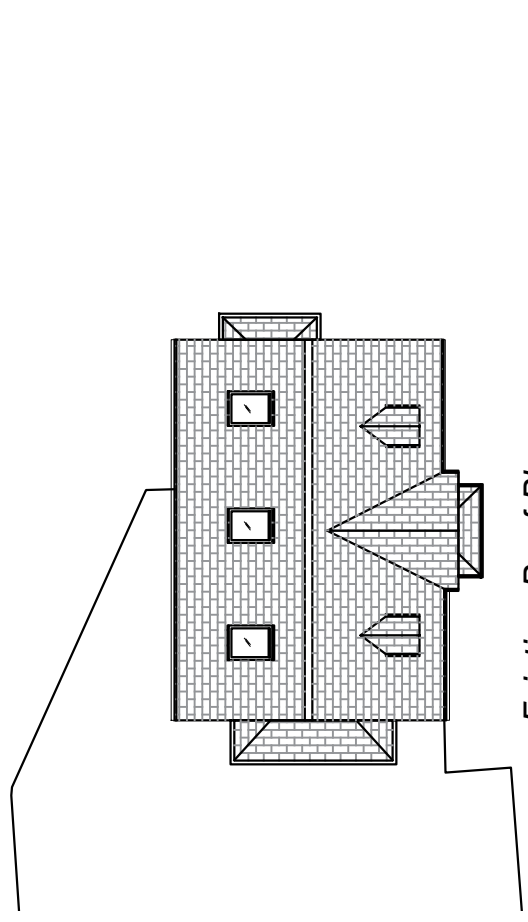
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Revisions
PLANNING ISSUE 15/11/24

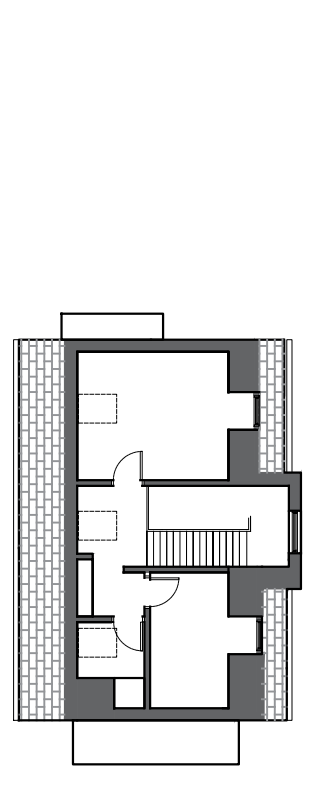
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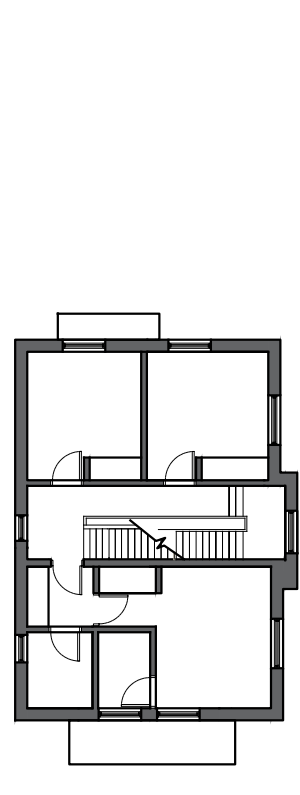
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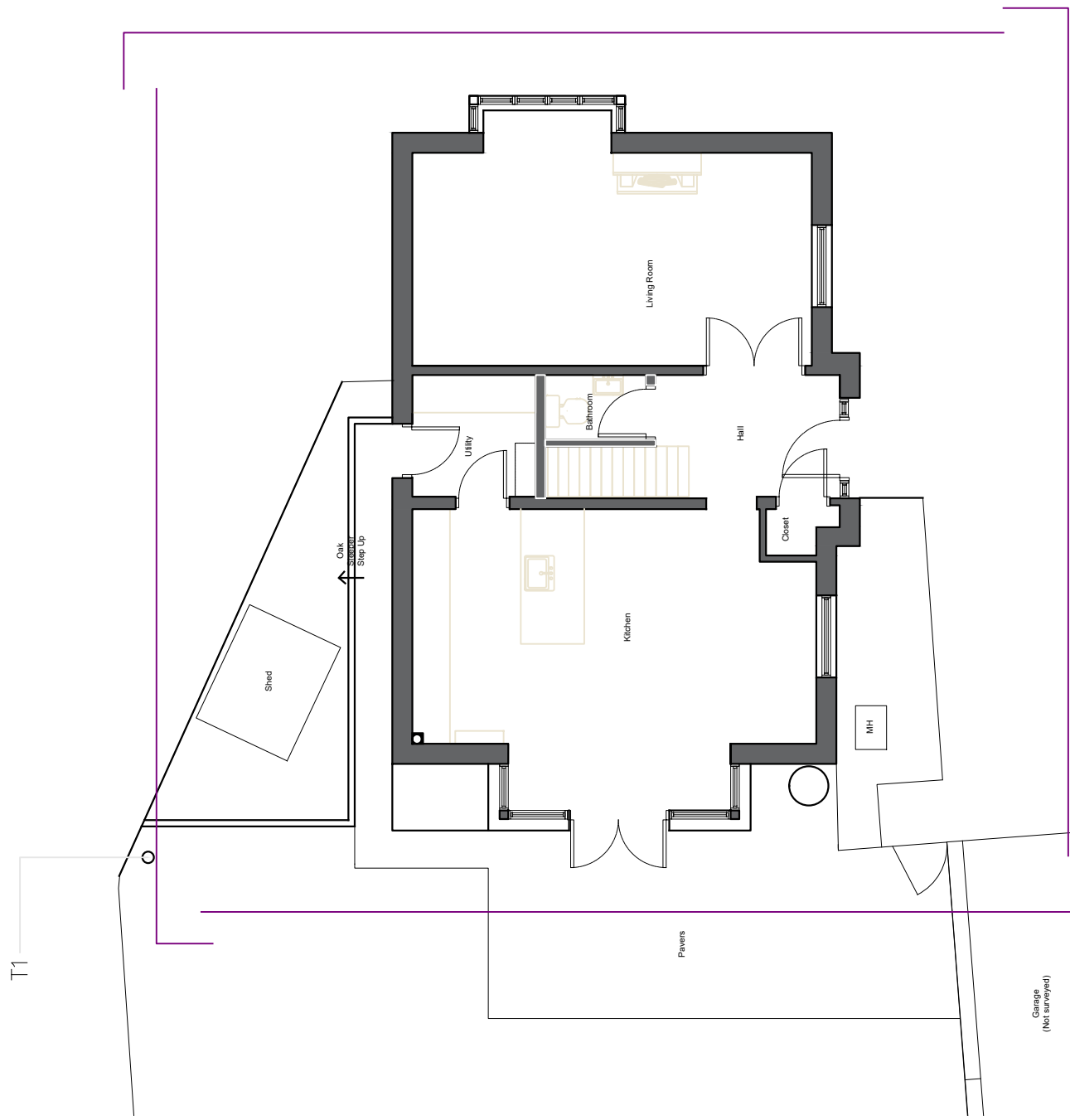
Existing Roof Plan
SCALE 1:200



Existing Second Floor Plan
SCALE 1:200



Existing First Floor Plan
SCALE 1:200



Existing Ground Floor Plan
SCALE 1:100

1:100 0 1m 2m 5m

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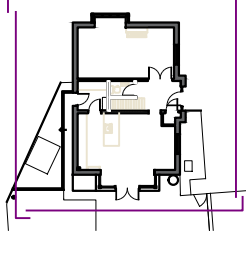
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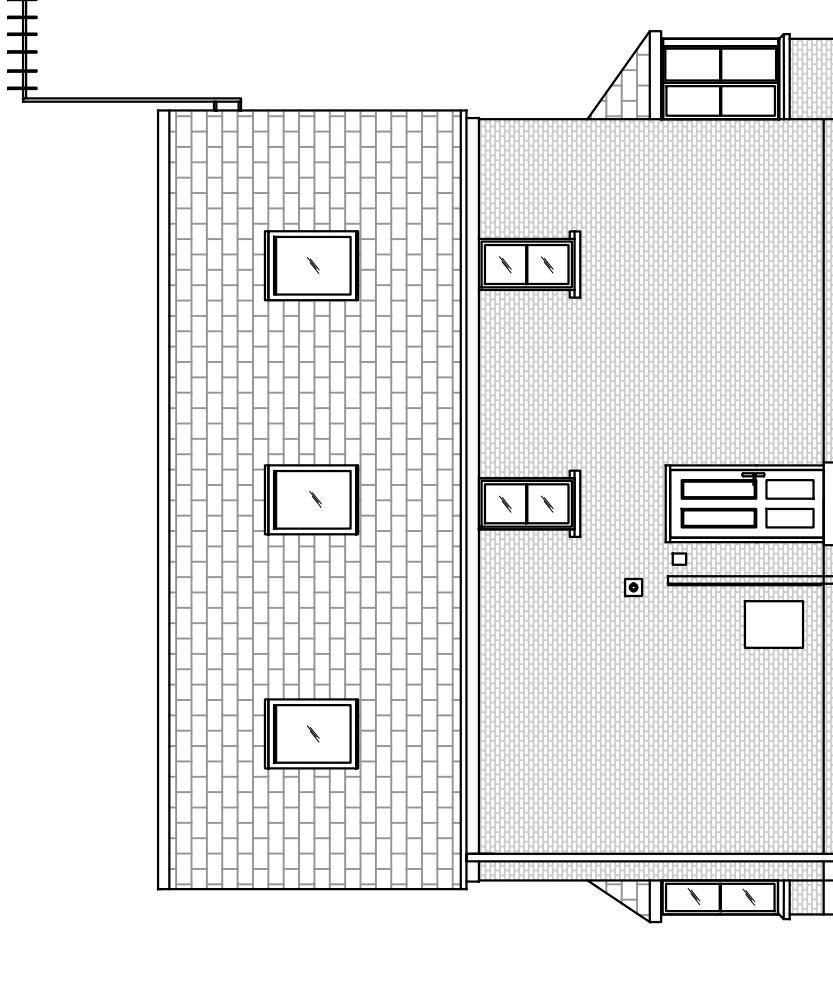
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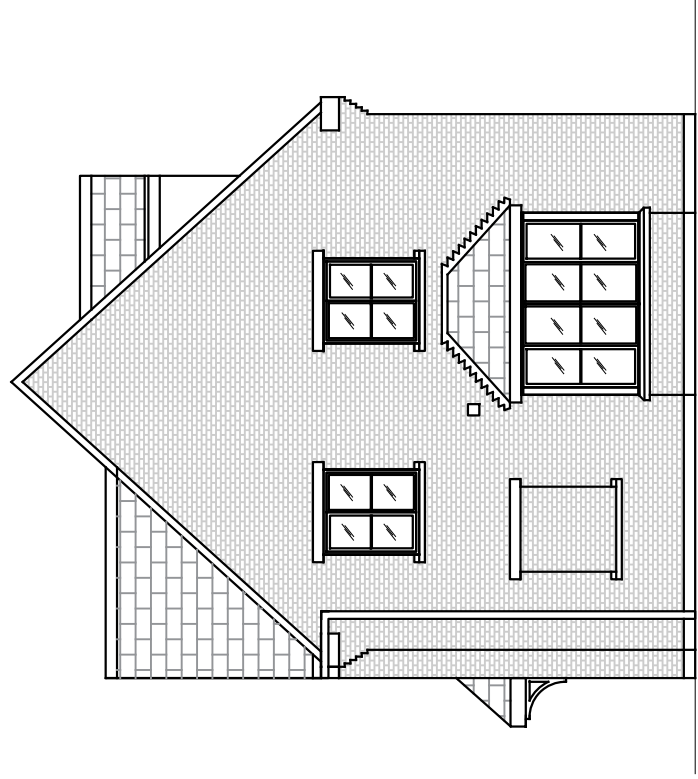
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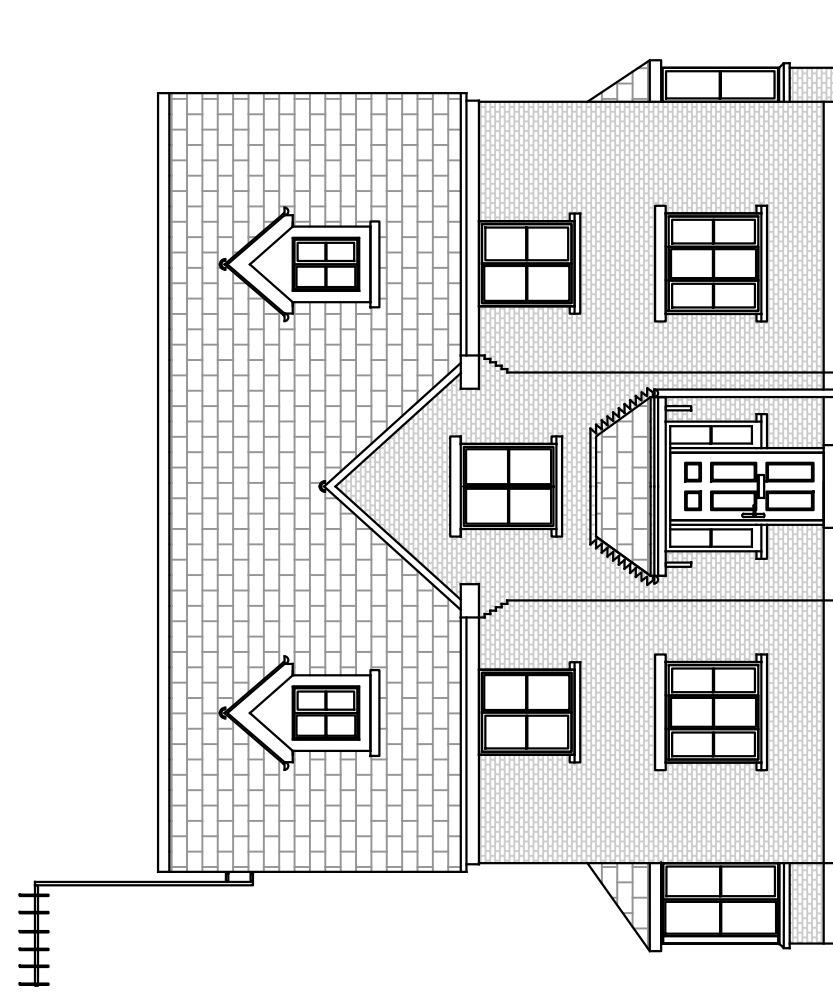
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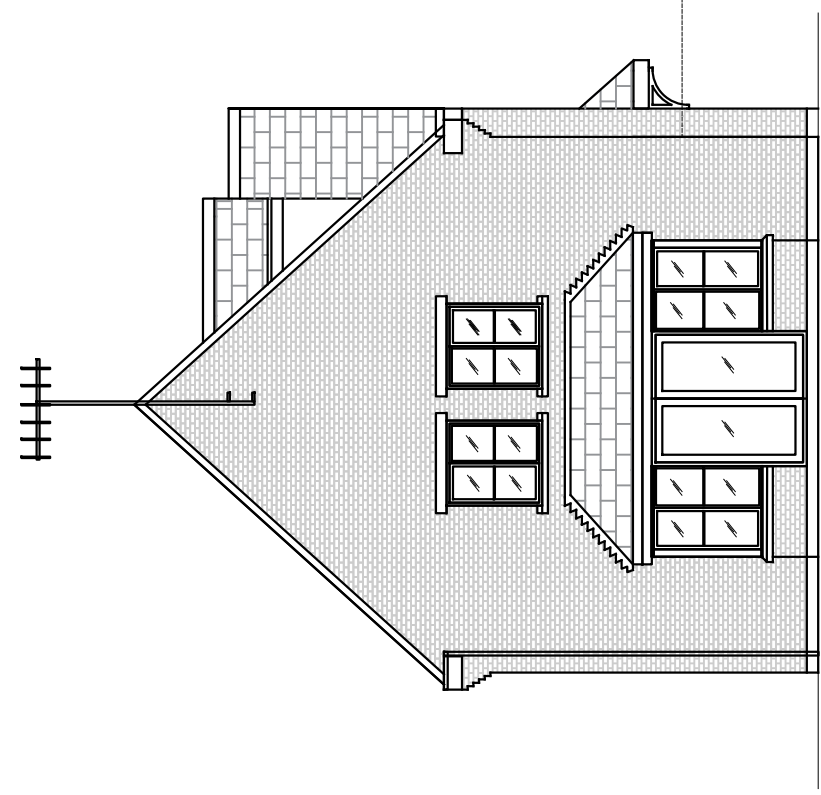
Existing East Elevation
SCALE 1:100



Existing South Elevation
SCALE 1:100



Existing West Elevation
SCALE 1:100



Existing North Elevation
SCALE 1:100



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52 Parker Way

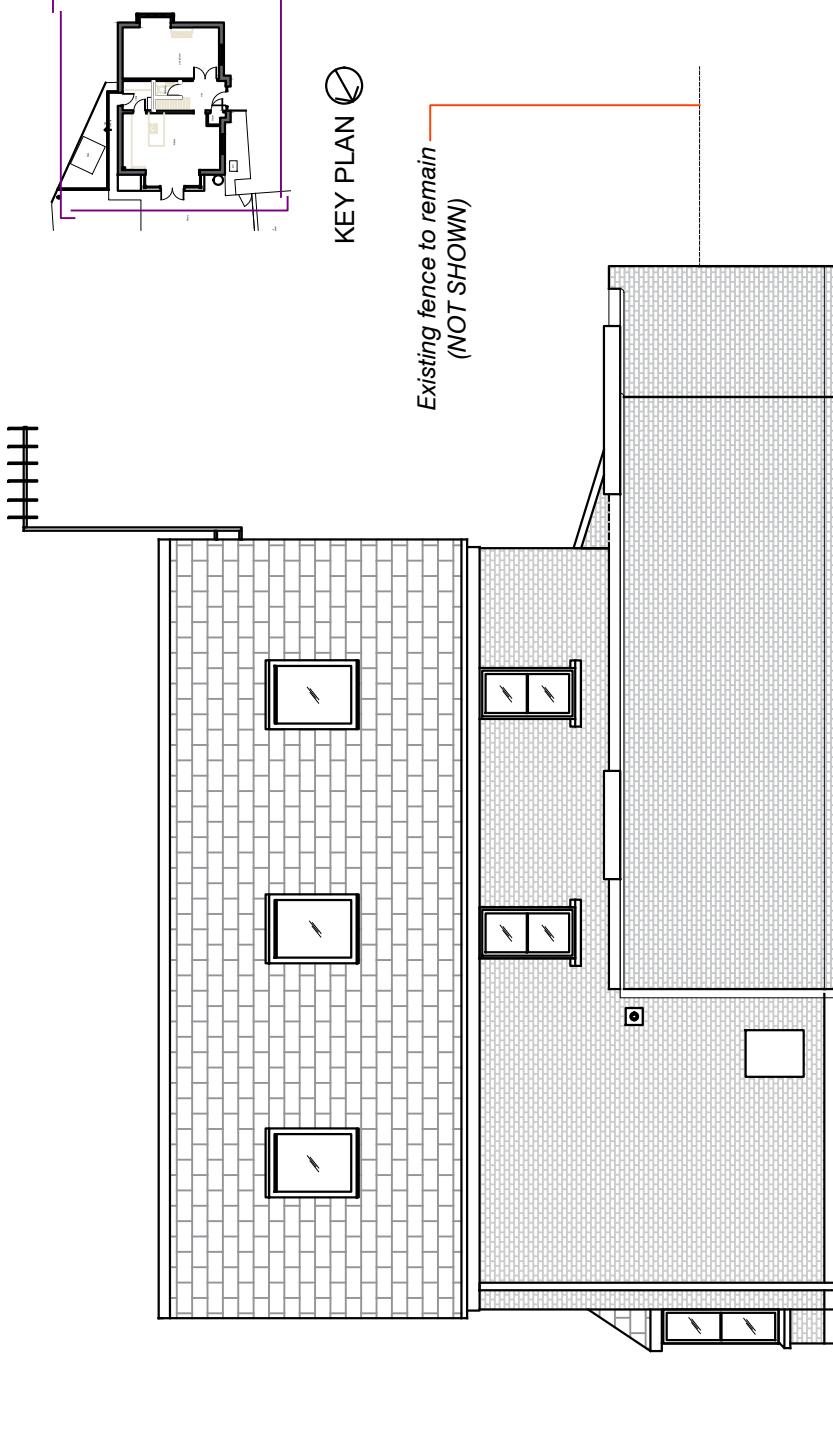
Project Address
52 Parker Way
Higham Ferrers
NN10 8PN

Revisions
PLANNING ISSUE 15/1/24

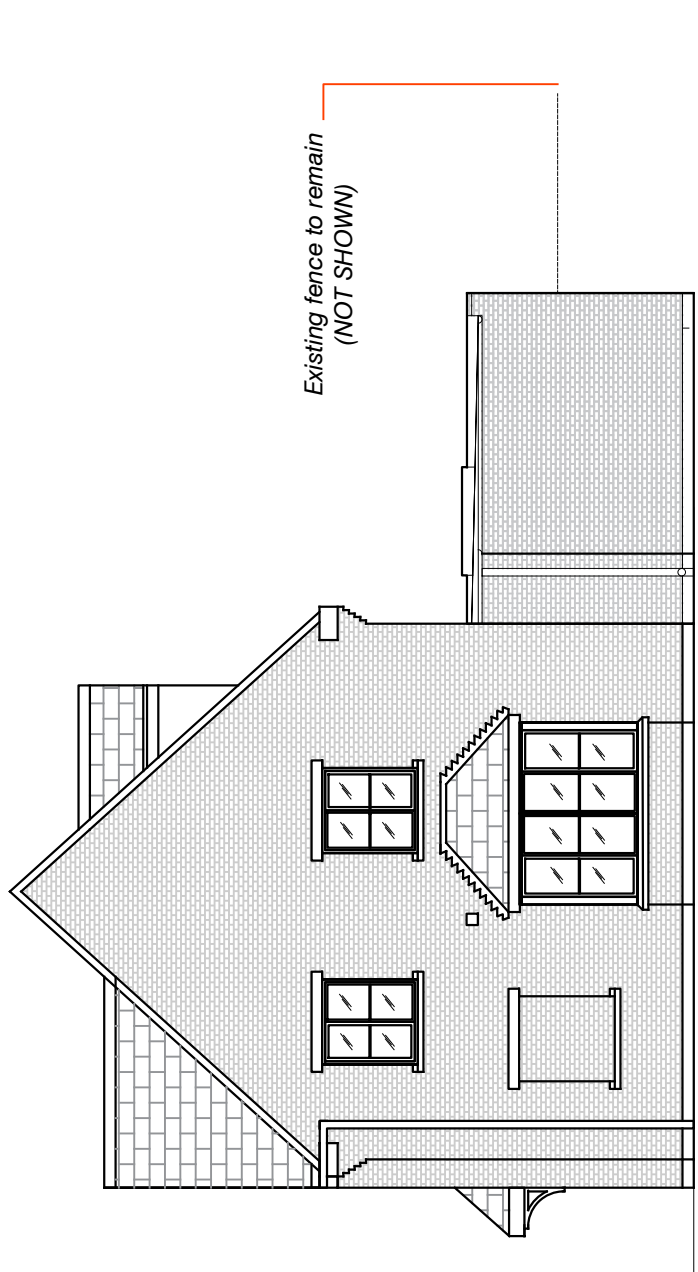
NOT FOR CONSTRUCTION

SCALE @ A3 AS INDICATED
DRAWING NUMBER A P P R E L
DRAWING NAME PROPOSED ELEVATIONS
DRAWN BY JAC
CHECKED BY TS

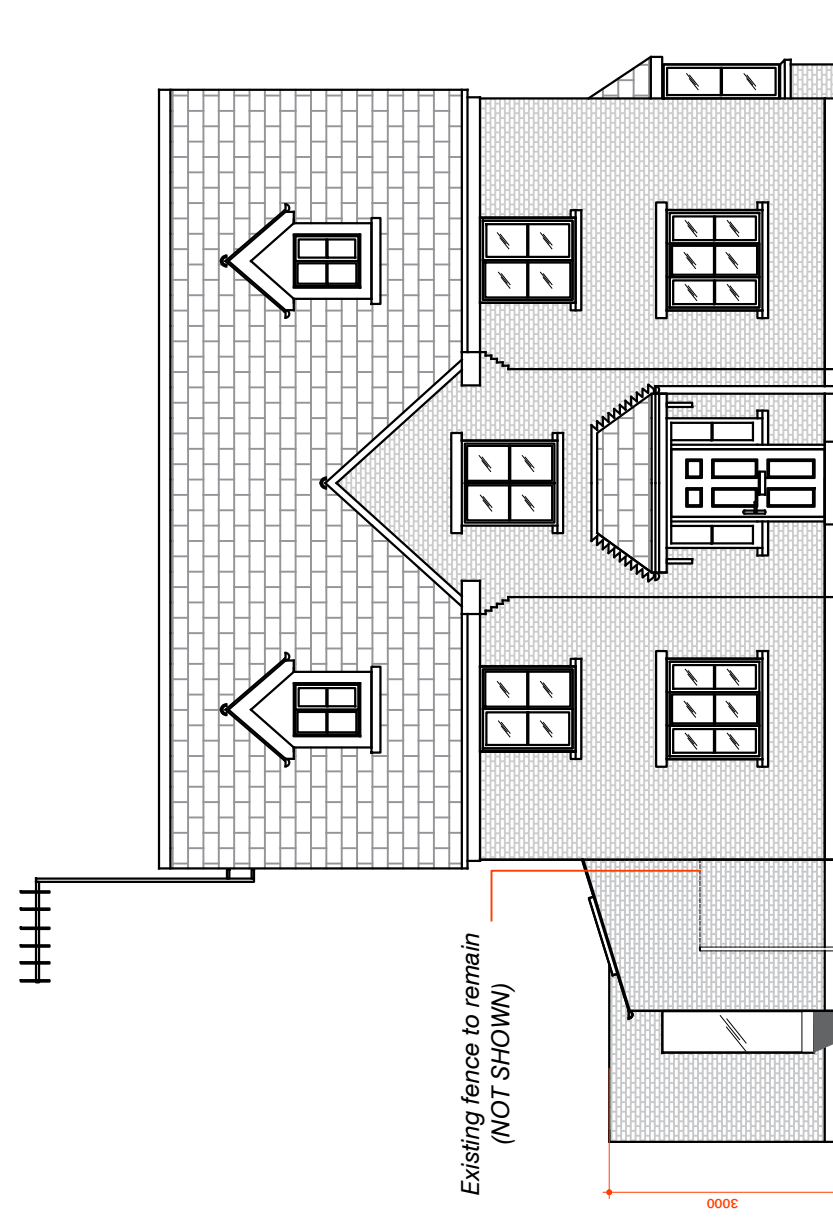
info@akimbo-design.co.uk



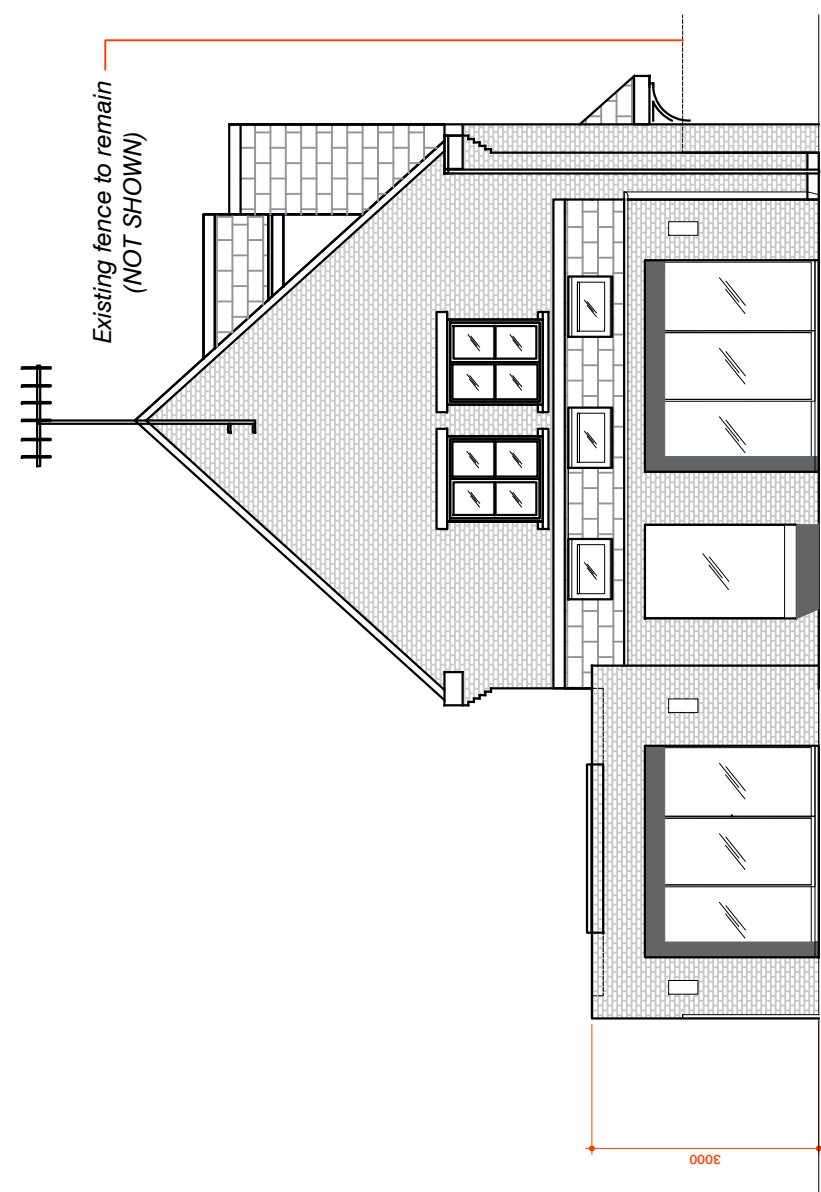
Proposed East Elevation
SCALE 1:100



Proposed South Elevation
SCALE 1:100



Proposed West Elevation
SCALE 1:100



Proposed North Elevation
SCALE 1:100

Notifications of planning decisions received for the Town Council

On 10th December

REFUSED

NE/24/00791/FUL – 107 Wharf Road, Higham Ferrers, NN10 8BH.

Detached annex.

Reason:

- 1. The level and nature of accommodation proposed would be so substantial that future occupiers could live entirely independently and would not be reliant upon the main dwellinghouse for day-to-day needs. There has been no evidence submitted to support the proposal to demonstrate how the proposed annexe would function as an ancillary residential annexe to the host dwelling. The proposal would therefore be tantamount to the creation of a dwelling. Thus, the principle of development is unacceptable as the proposal fails to comply with Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and the guidance contained with the Residential Annexes Supplementary Planning Document (2021).*
- 2. The proposed development has not responded to the site's immediate setting. The scale of the development is excessive, and the proposal would not appear as subordinate to the principal dwellinghouse. The development would be contrary to the prevailing pattern of development and would be out of keeping with the character and appearance of the immediate area. The proposal is therefore contrary to Policy 8d) of the North Northamptonshire Joint Core Strategy (2016), Policy EN11 of the East Northamptonshire Local Plan Part 2 (2023), and the guidance contained within the National Planning Policy Framework (2023).*
- 3. Insufficient parking is provided on-site. Tandem type parking arrangement is inconvenient and the tandem style parking of three vehicles would potentially lead to the displacement of vehicles to the highway. This is contrary to Policy 8b) of the North Northamptonshire Joint Core Strategy (2016), and the guidance contained within the North Northamptonshire Parking Standards (2016).*