

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 10th DECEMBER 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
Cllr Mrs A Gardner
Miss A Schofield (Town Clerk)

1. **APOLOGIES**

None.

2. **DECLARATIONS OF INTEREST**

Mrs A Gardner, item 5.1 (ii) - Lives in Newman Street and the applicant is known to her.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 12th November 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/24/01143/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**

RESOLVED:

That council object to the tree works. The council own the closed section of churchyard that bounds with the applicant's land and the applicant's tree line G3, trees T1/T2 and T5 and T6. The boundary is a stone wall to which a section is currently collapsed, awaiting repair, in the proximity of T1/T2 and T5. The collapse of the wall is a combination of factors, proximity of large mature trees, minimal foundations and the presence of shrinkable clay soils. The plan submitted with the application is not sufficient to exactly locate on the ground the trees identified for felling amongst the other trees in the applicant's ownership. The council is therefore unable to assess the implication of the felling upon the destabilised boundary stone wall and objection is raised pending assessment. The council would welcome sight of any report undertaken by the tree surgeon/appointed arborist supporting the justification for the works proposed.

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

RESOLVED:

The council objected to application NE/24/01064/FUL for this same property on the basis that the development was in contravention of policies within the Higham Ferrers Neighbourhood Plan related to scale, size, access arrangements, the unsuitability of Anne Close as an access road, proximity to neighbouring properties and the amenity of existing residents.

The council recognises that this new application has reduced the size and scale of the proposed development but still object on the basis that the concerns regarding access arrangements, the unsuitability of Anne Close as an access road, the proximity to neighbouring properties and the amenity of existing residents have not been sufficiently addressed. The council believes this is an unsuitable location for a new dwelling given the unsuitability of Anne Close as an access road (it is referred to as substandard by the Highways Authority).

The council believe this application remains in contravention of policies within the Higham Ferrers Neighbourhood Plan, namely

- **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'

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

'Respecting and protecting the amenity of existing residents'

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

RESOLVED:

That the council has no objections and no comments.

- (iv) **NE/24/01154/FUL: Full Planning Permission. Infill extension to existing workshops including improvements to existing roof structures to form new motorcycle storage at workshops and storage to the rear of 8 Market Square, Higham Ferrers**

RESOLVED:

That the council has no objections and no comments.

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

RESOLVED:

That the following determination on a planning application be received and noted:-

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).

6. ITEMS TO REPORT

None.

7. DATE OF NEXT MEETING

14th January 2025

Chairman

Date