

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 8th OCTOBER 2024 AT 6.45PM
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

PRESENT:

Cllr G Salmon (Chairman)
Cllr B Spencer
Cllr Mrs P H Whiting
Cllr Mrs A Gardner
Cllr G Kelly
Cllr N Brown
Ms A Schofield (Town Clerk)

1 member of the public

1. **APOLOGIES**

Cllr V Paul.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 10th September 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/24/00791/FUL: Full Planning Permission – Detached annexe at 107 Wharf Road, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

(ii) **NE/24/00925/TCA: Tree Work in Conservation Area - T1; Silver Birch – reduce by up to 3 metres in height. T2; Sycamore – re-pollard to previous points by reducing the crown by approx 3 metres, at 18 College Street Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

5.2. To receive and note the town council's application for tree works at Castle Fields.

RESOLVED:

That the town council's application for tree works at Castle Fields be 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/24/00632/FUL – 9 Tenter Close, Higham Ferrers, NN10 8AF
Single storey side extension.

NE/24/00796/FUL - 8 Williams Way, Higham Ferrers, NN10 8AJ
Single storey rear extension.

NE/24/00828/FUL – 5 Mallard Close, Higham Ferrers, NN10 8JQ
First floor side extension.

6. **ITEMS TO REPORT**
None.

7. **DATE OF NEXT MEETING**
12th November 2024

Chairman

Date

PLANNING & DEVELOPMENT COMMITTEE
12TH NOVEMBER 2024

PLANNING APPLICATIONS SUMMARY

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

Applicant: Mr M Page

Proposed works described as new external storage applied to the side of the site with a new built up dormer design to the front elevation, with alterations made to the roof profile.

External materials proposed to match the existing.

Applicants have not stated that the 'storage' building is to be used for parking vehicles and have stated that existing parking spaces will be retained on the driveway.

Comment from Highways:

NNC (Transport & Highways)

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

The local highway authority (LHA) cannot support this application in its current form and therefore, require more information on the following points;

o The applicant is required to provide the correctly dimensioned garages/carports; garages will need to have an internal measurement of 3.3 metres x 6 metres, in line with the detail contained within the NNC Adopted Parking Standards. Where a garage is intended to serve two vehicles the internal dimensions for the width need to be increased to 5.8 metres.

o The gradient of the access must not exceed 1:15 for the first 5 metres into the site from the back of the highway boundary; the back of the footpath in this instance.

o A means of drainage across the back of the highway boundary (linear drain), across the proposed site access draining to soakaways contained within the applicant's own land is required. It is unlawful for surface water to drain from private property onto the public highway.

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

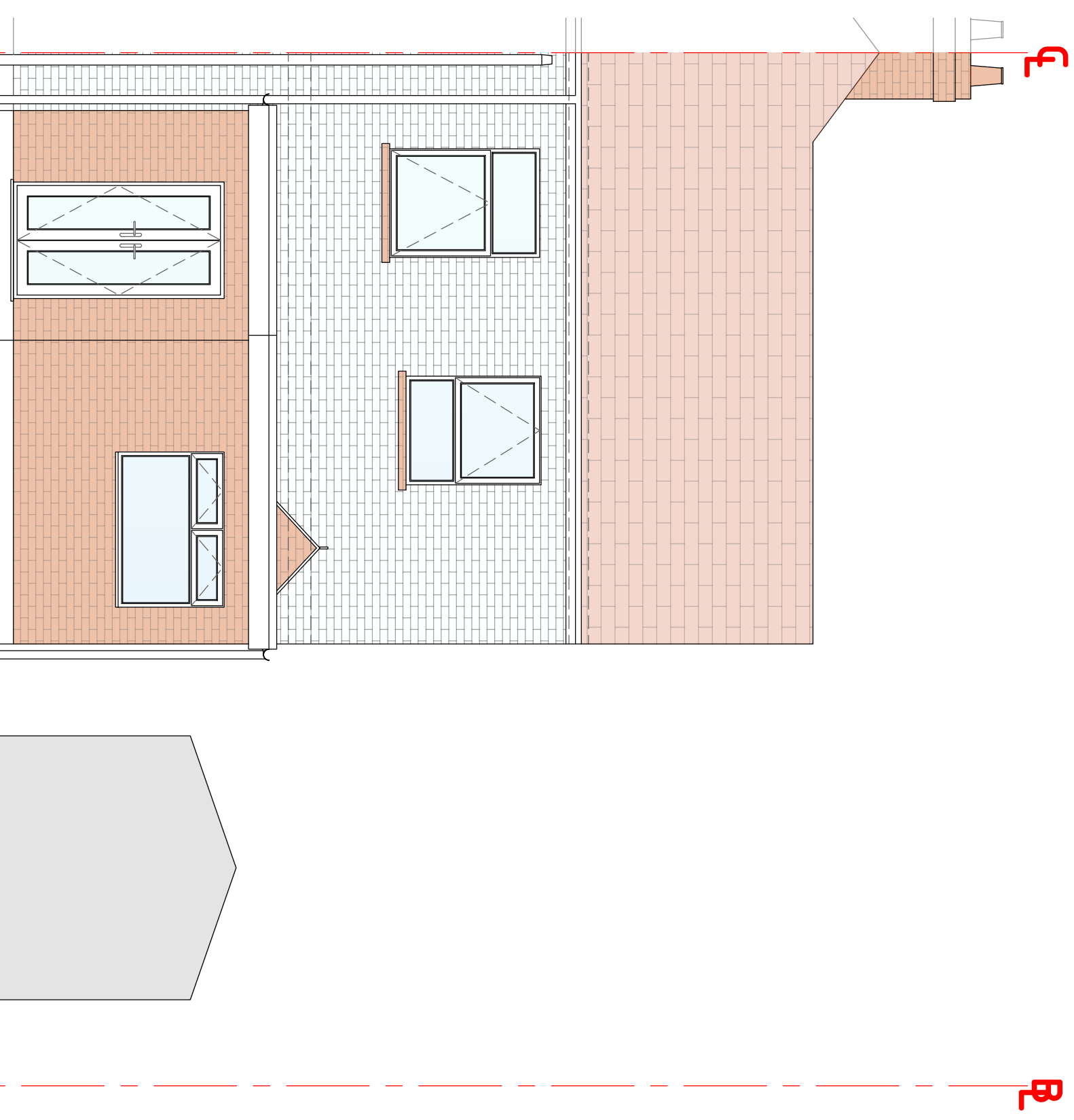
Applicant: N Behagg

Application is retrospective, work is stated to have taken place from 2nd-6th September 2024. No impact on existing parking arrangements.

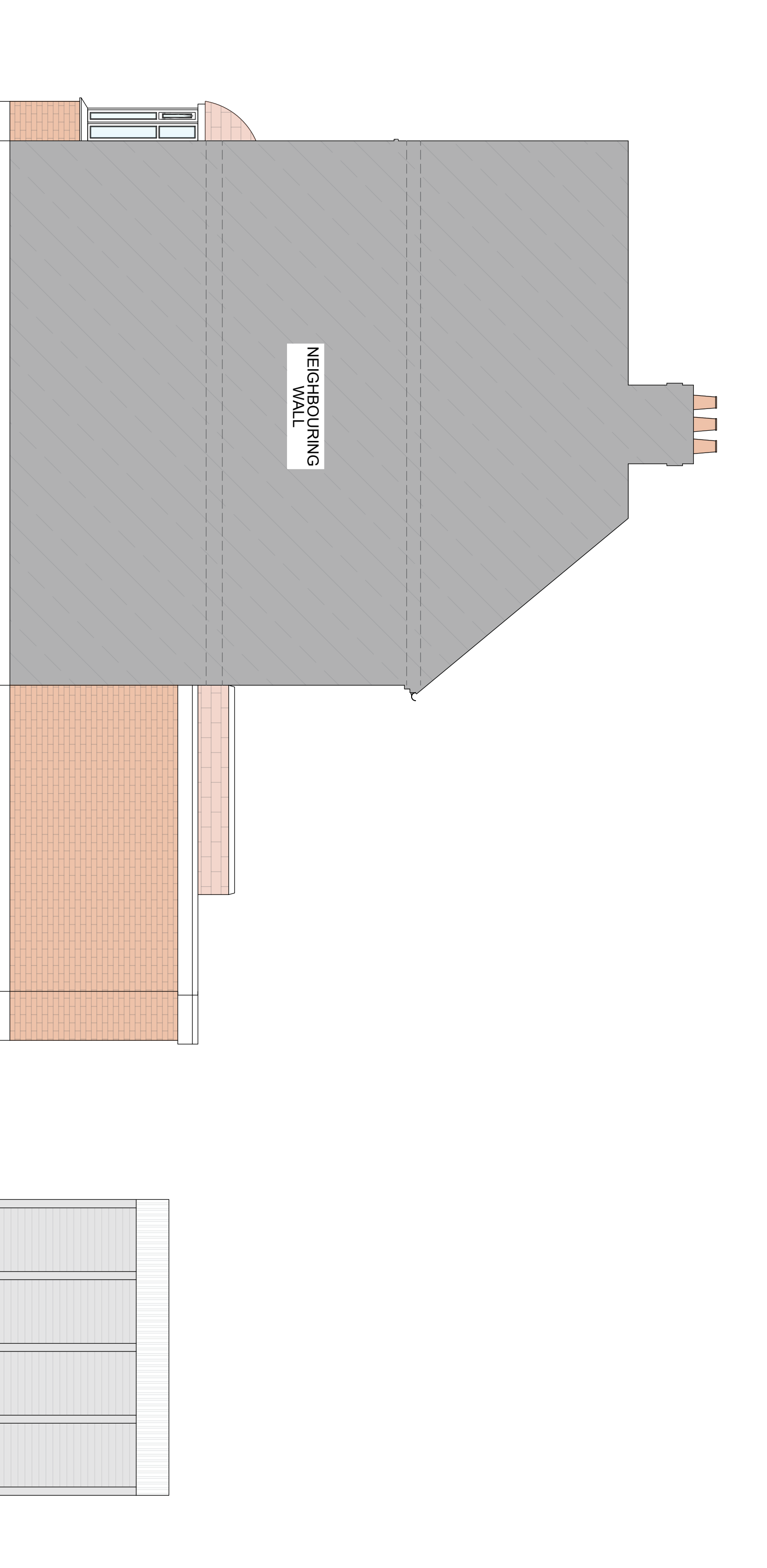
DISCLAIMER:

All drawings are provided for planning purposes only. Drawings have been created from a non-intrusive survey and all dimensions must be checked on site before any work commences. If in doubt please contact the main contractor if one has been appointed. No responsibility can be taken with any errors if building from this drawing. Main Contractor To Set Any Works Out Prior To Build To Ensure Building Before Commencing Works. Any Request For A Build Agreement Will Need To Be Organized By Harbur Design And Will Need To Be Completed By The Client Or A 3rd Party.

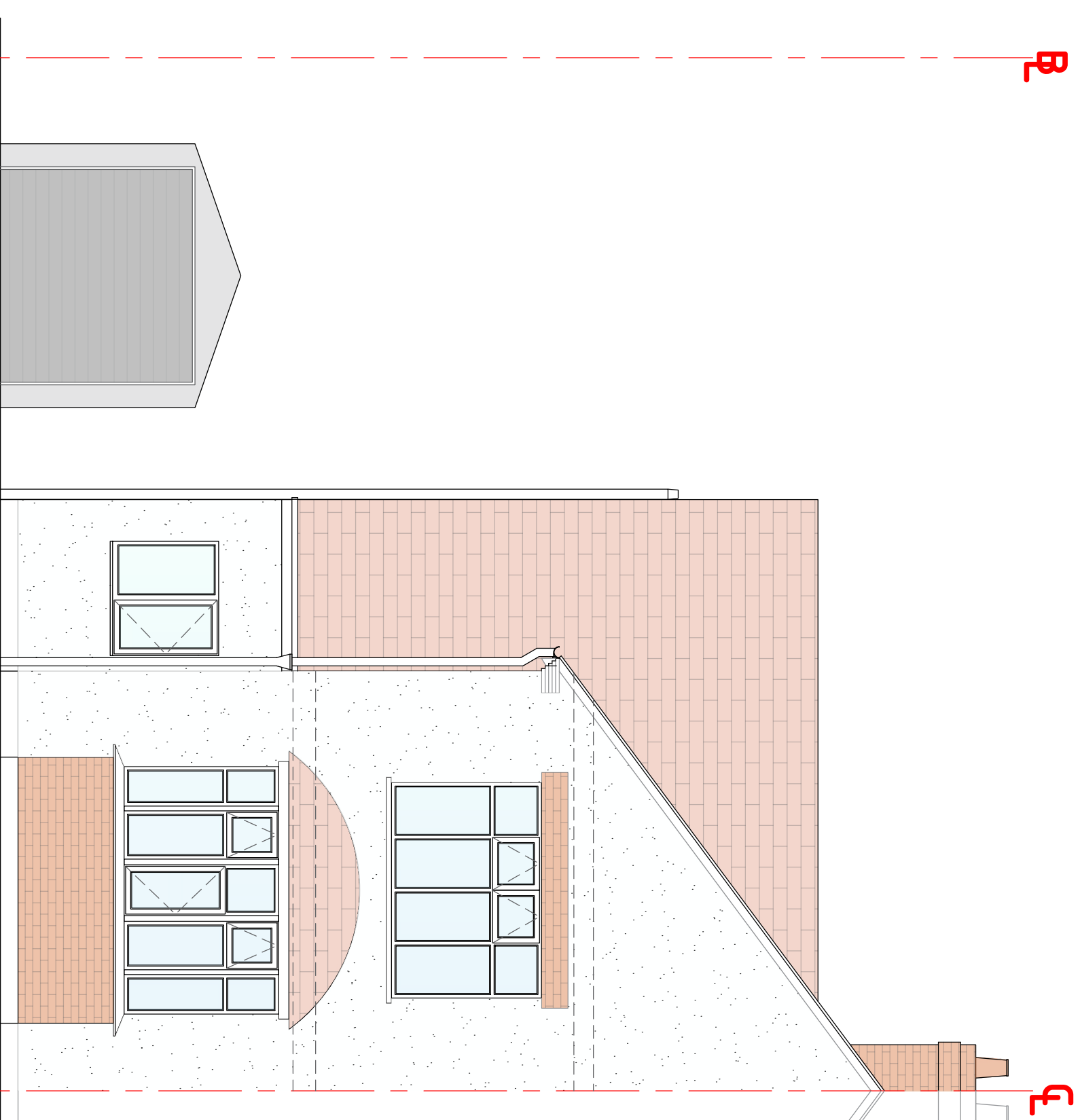
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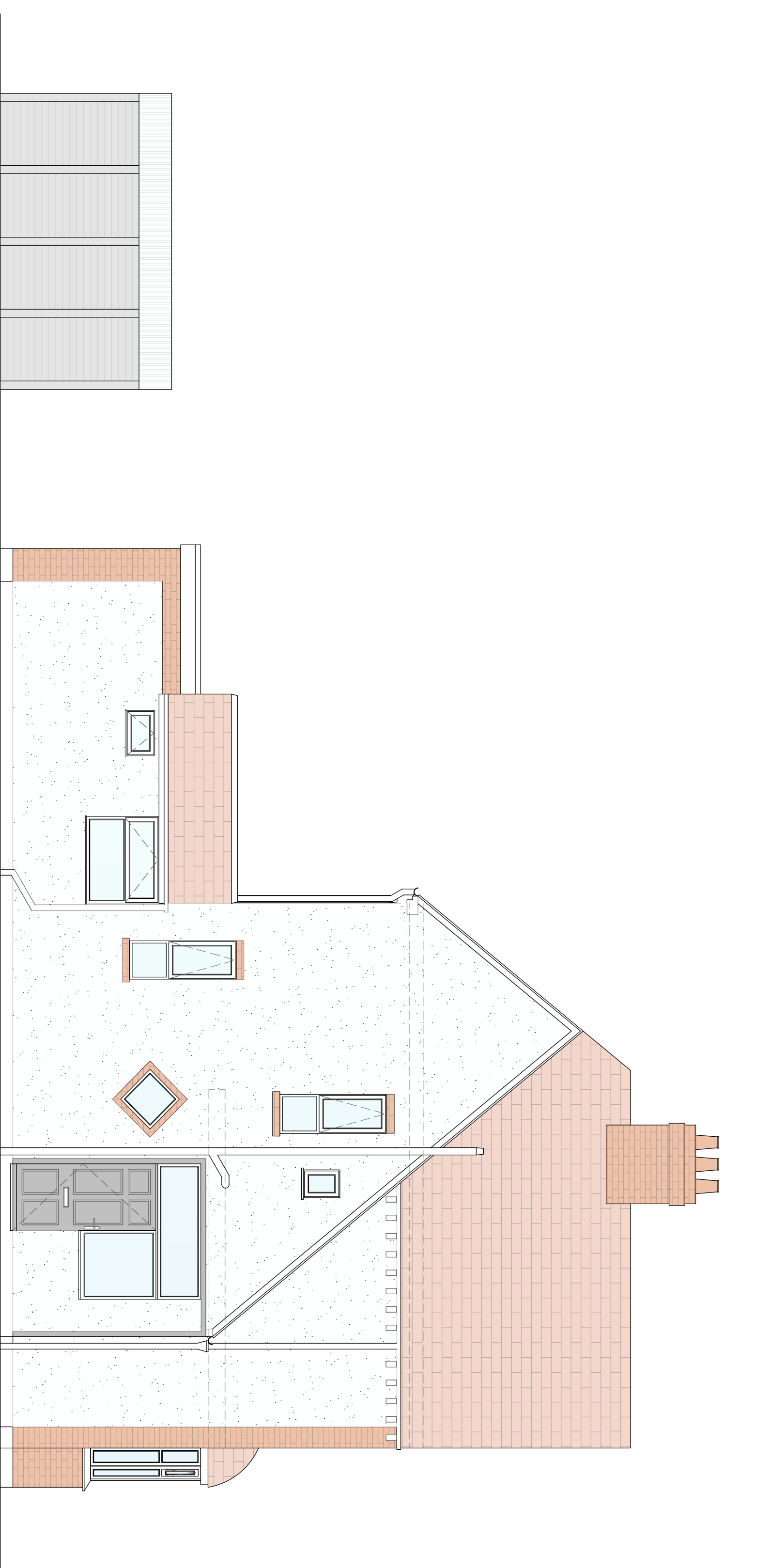
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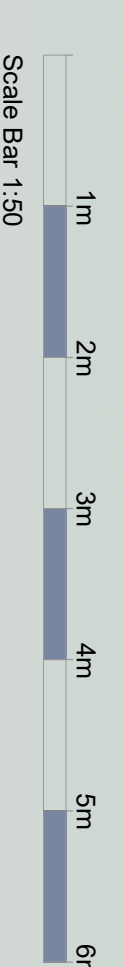
EXISTING EAST ELEVATION
Scale 1:50



EXISTING SOUTH ELEVATION
Scale 1:50



EXISTING WEST ELEVATION
Scale 1:50



CLIENT: Mark Page
TEL: 01938 426764
EMAIL: info@harburdesign.com
WEB: www.harburdesign.com

ADDRESS: 104 Wharf Road, Higham Ferrers, NN10 8BH
Unit 01, Sanders Lodge Industrial Estate
Rusden
NN10 8BQ

PROJECT: New Garage with Front Elevation Alterations

DRAWING TITLE: Existing Elevations

SCALE @ A1: 1:50
DATE: SEP 24 AC
DRW BY: CW
CHK BY:

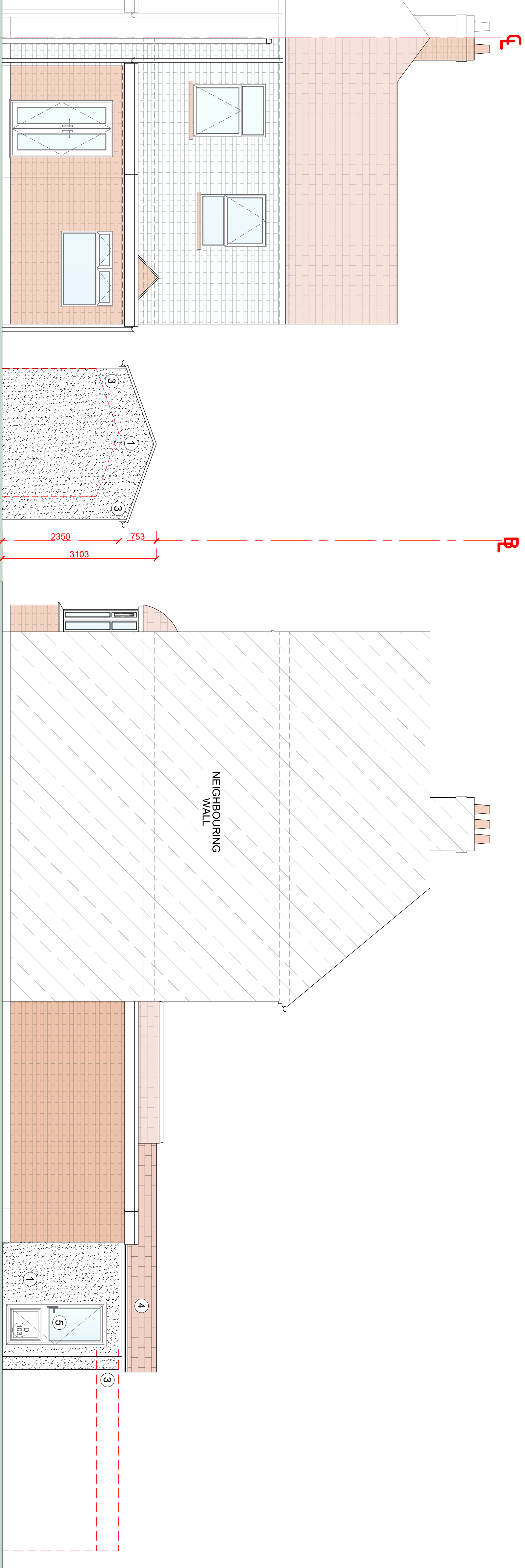
PROJECT NO: 201111
DRAWING NO: E-002
REV: -

PLANNING DRAWINGS

DISCLAIMER:

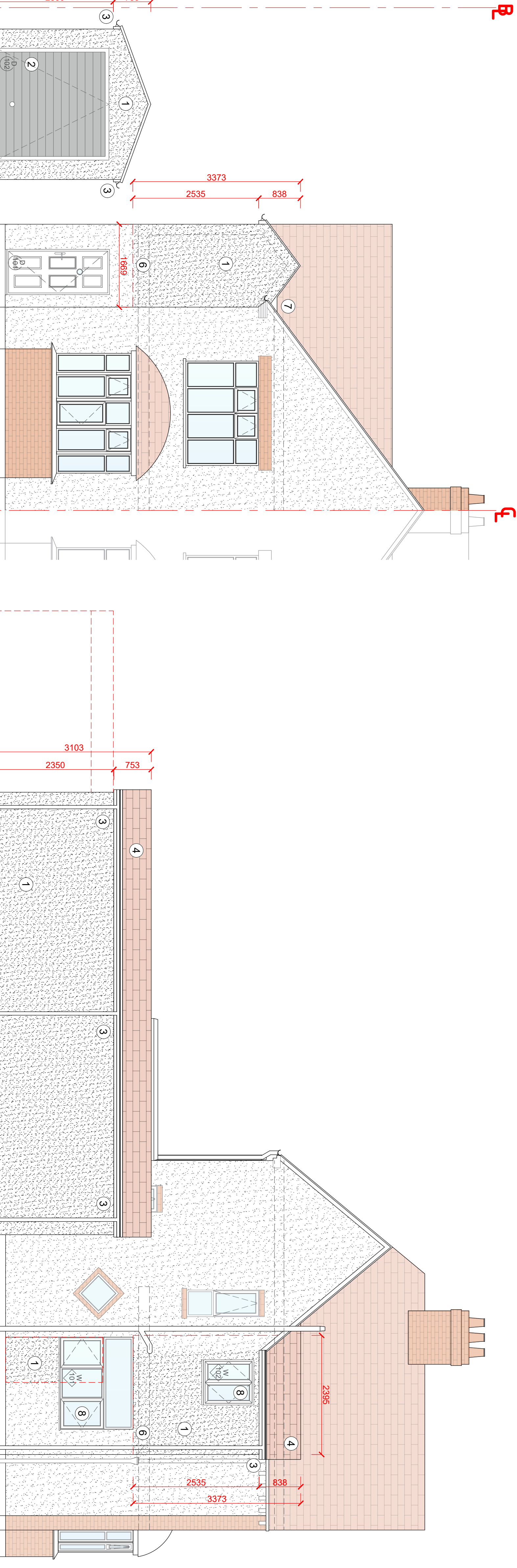
All drawings are provided for planning purposes only. Drawings have been created from a non-intrusive survey and all dimensions must be checked on site before any work commences. If in doubt please contact the main contractor if one has been appointed. No responsibility can be taken with any errors if building from this drawing. Main Contractor To Set Any Works Out Prior To Build To Ensure Building Before Commencing Works. Any Request To Build On Building Agreement Will Be Organized By Harbour Design And Will Need To Be Completed By The Client Or A 3rd Party.

REV: DATE: DRW BY: NOTES:



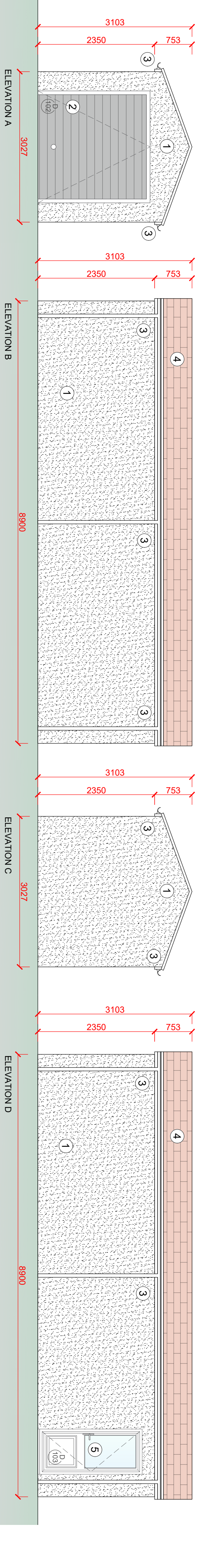
PROPOSED NORTH ELEVATION
Scale 1:50

PROPOSED EAST ELEVATION
Scale 1:50



PROPOSED SOUTH ELEVATION
Scale 1:50

PROPOSED WEST ELEVATION
Scale 1:50



ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATIONS LEGEND

1. PROPOSED WHITE RENDER TO CLOSELY MATCH EXISTING PROPERTY
2. NEW GARAGE DOOR IN ANTHRACITE
3. NEW BLACK WATER GOODS AND FACADE BOARDS AT THE EAVES
4. NEW TILES TO CLOSELY MATCH EXISTING
5. NEW WHITE UPVC SIDE ACCESS DOOR
6. EXISTING LINE DENOTES THE SINGLE STOREY ELEMENT AND WHAT IS BEING PROJECTED (EXTENDED) FROM - TO BE EVALUATED ON SITE PRIOR TO COMMENCEMENT
7. NEW VALLEY GUTTERING BETWEEN THE TWO ROOF PITCHES TO BE IN LEAD LINING OR EPDM SUBJECT TO CONSTRUCTION
8. NEW WHITE UPVC WINDOWS APPLIED TO THE SIDE ELEVATION - GROUND FLOOR WINDOW TO BE INCLUDED FOLLOWING REMOVING THE EXISTING FRONT DOOR AND HAVING THIS RELOCATED



D E S I G N

CLIENT: TEL: 01938 426764

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WEB: www.harburdesign.com

Unit 01, Sanders Lodge Industrial Estate

Rusden NN10 6BQ

ADDRESS:

104 Wharf Road, Higham Ferrers, NN10 8BH

PROJECT:

New Garage with Front Elevation Alterations

DRAWING TITLE:

Proposed Elevations

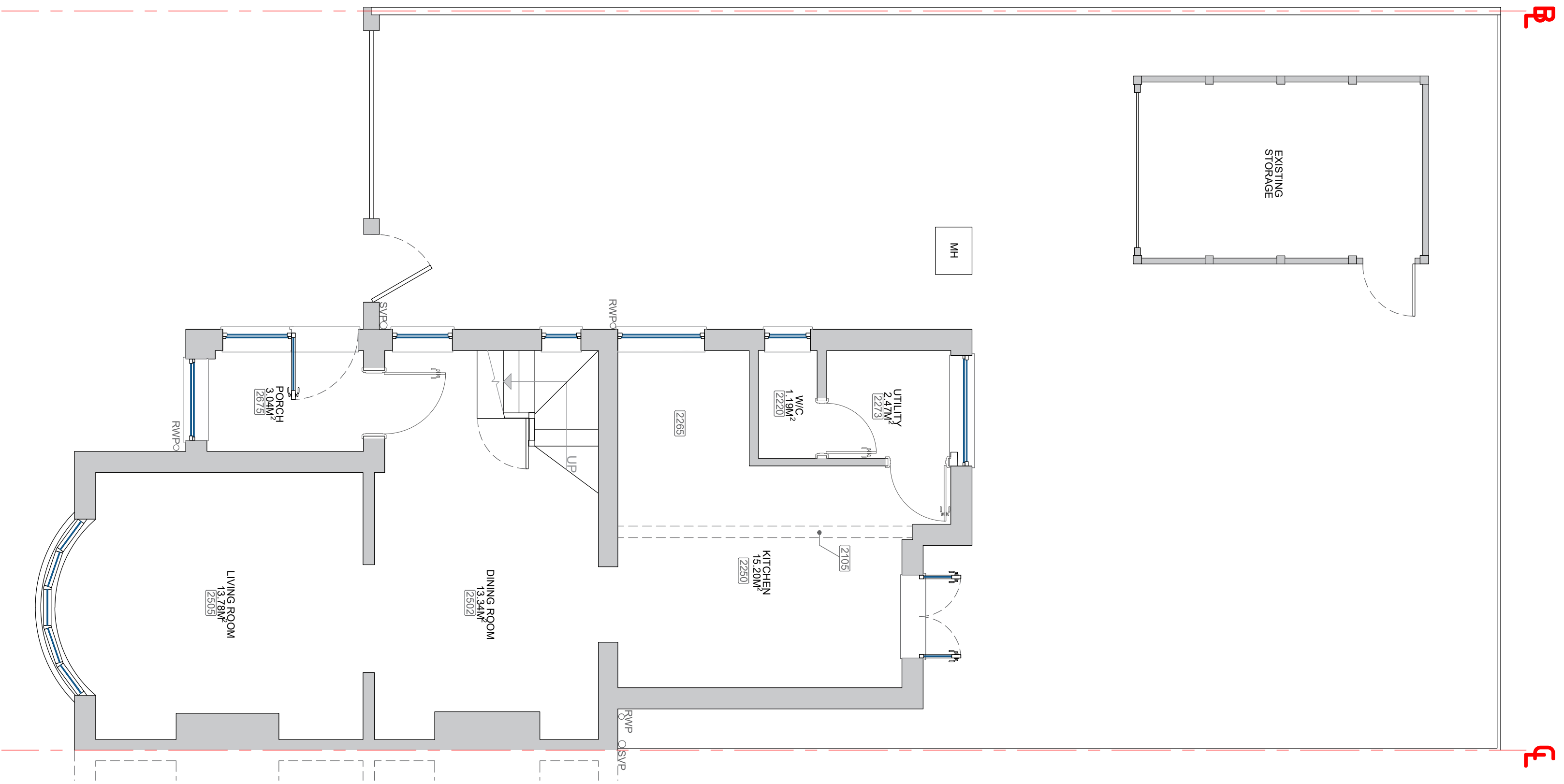
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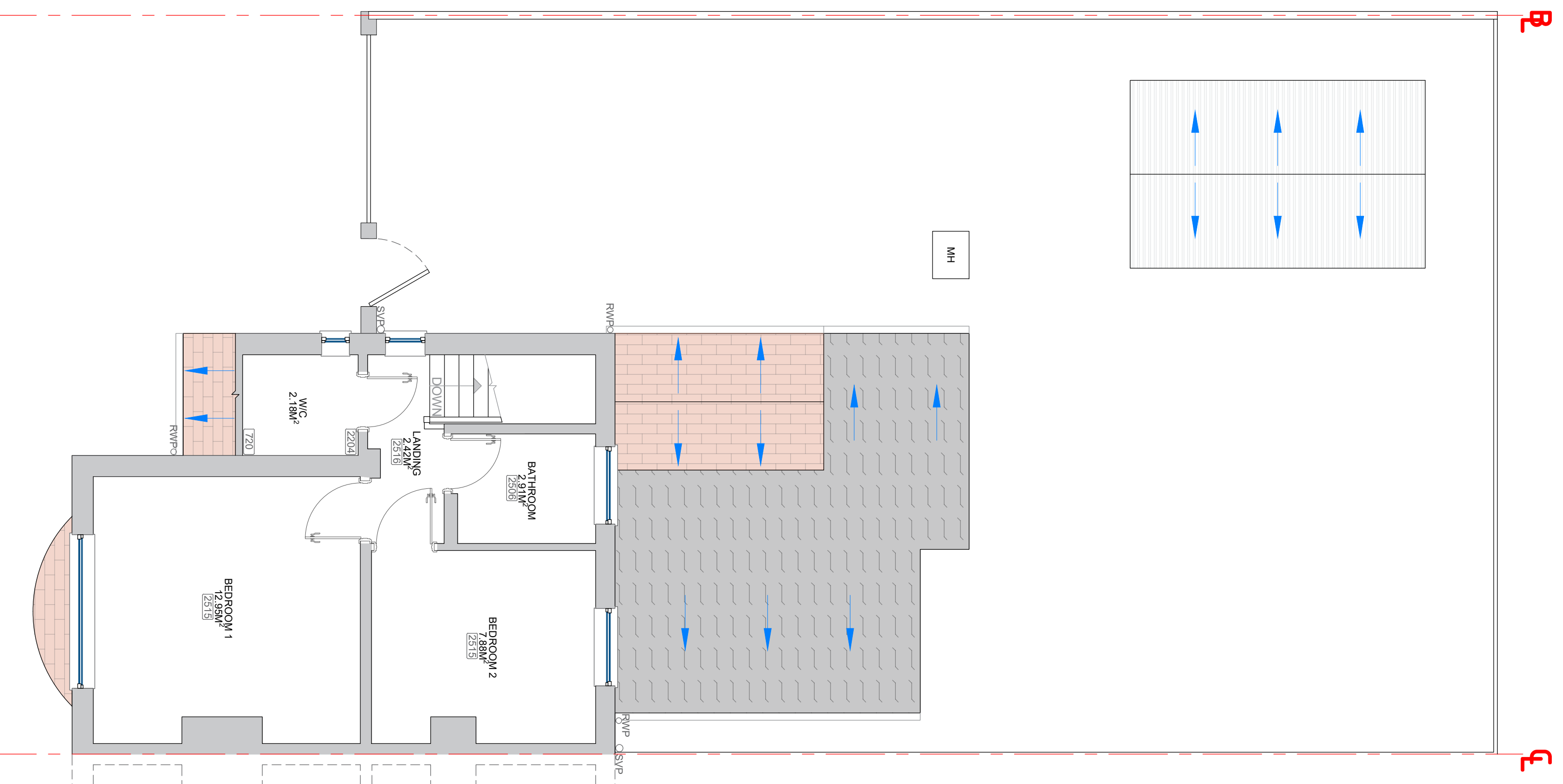
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201111 P-002 -

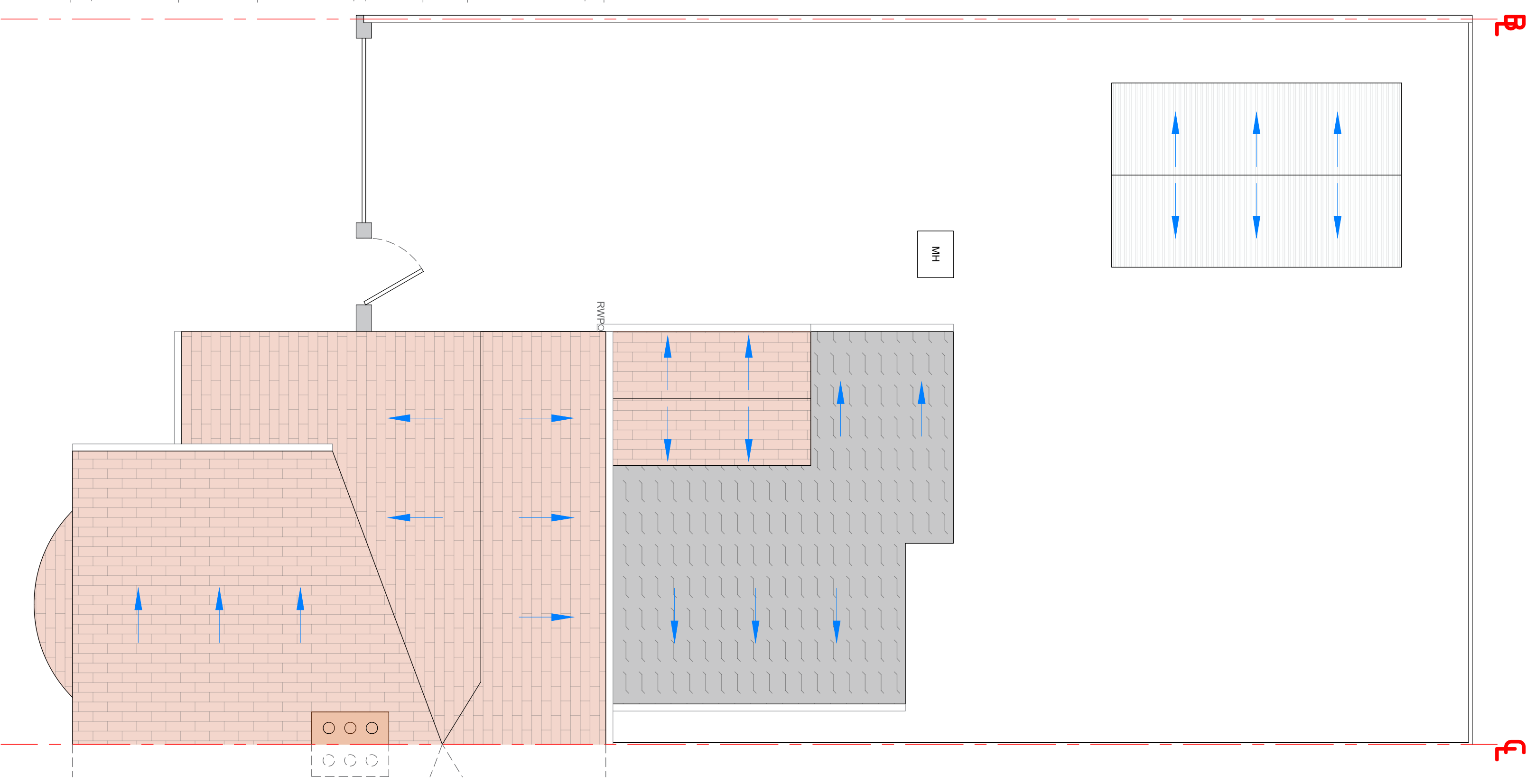
PLANNING DRAWINGS



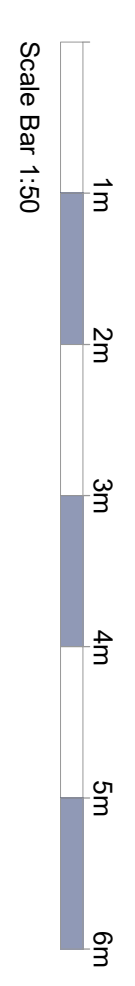
EXISTING GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50



EXISTING ROOF PLAN
Scale 1:50



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REV.	DATE:	DRW BY:	NOTES:
A	11.10.24	CW	AMENDED NAME OF EXISTING STORAGE OUTBUILDING

HARBUR
DESIGN

TEL: 01938 426764
EMAIL: info@harbourdesign.com
WEB: www.harbourdesign.com
Unit 01, Sanders Lodge Industrial Estate
Rusden
NN10 8BQ

ADDRESS: 104 Wharf Road, Higham Ferrers, NN10 8BH

PROJECT: New Garage with Front Elevation Alterations

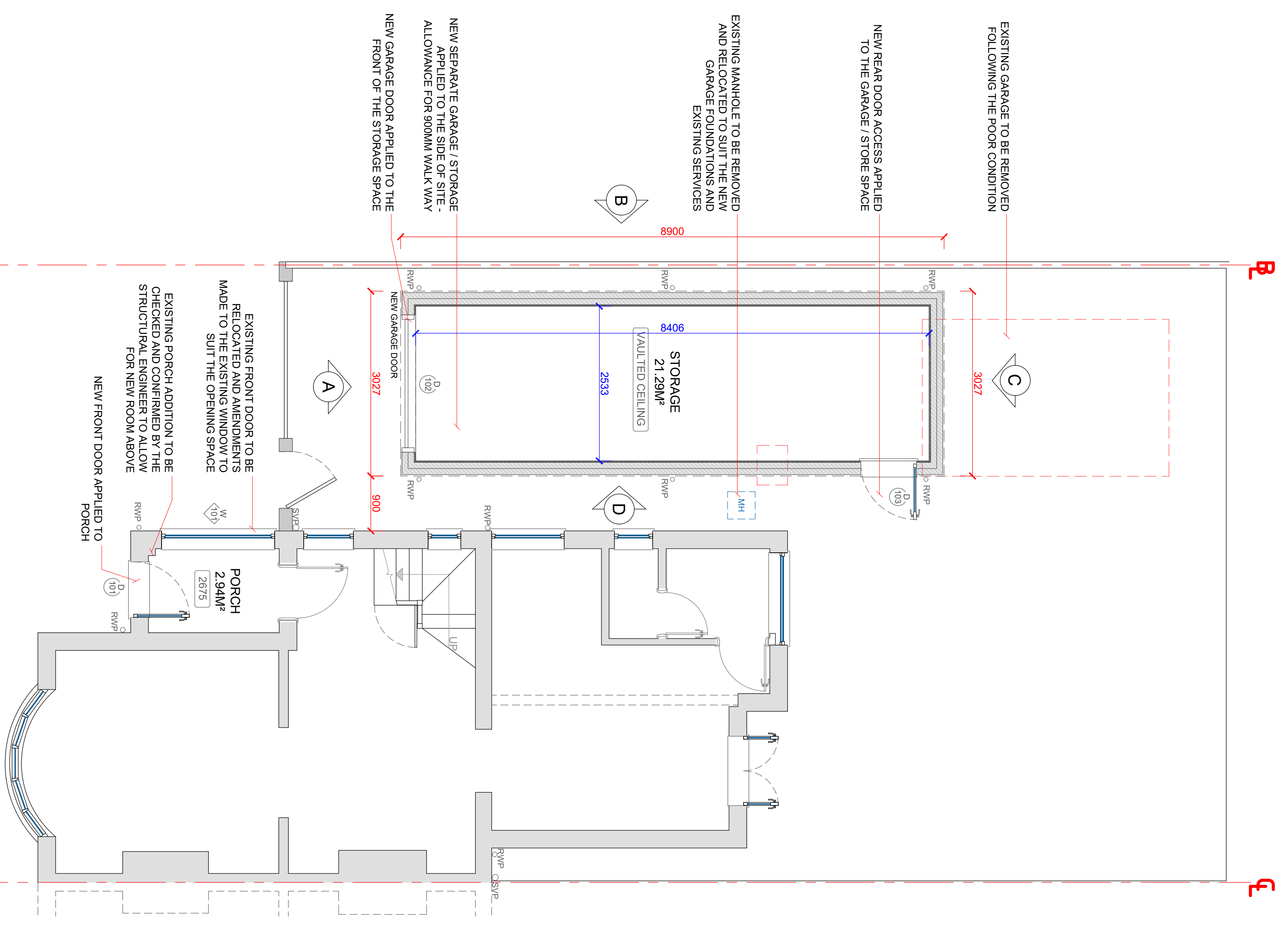
DRAWING TITLE:
Existing Plans

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PROJECT NO:	DRAWING NO:	REV:	
201111	E-001	A	

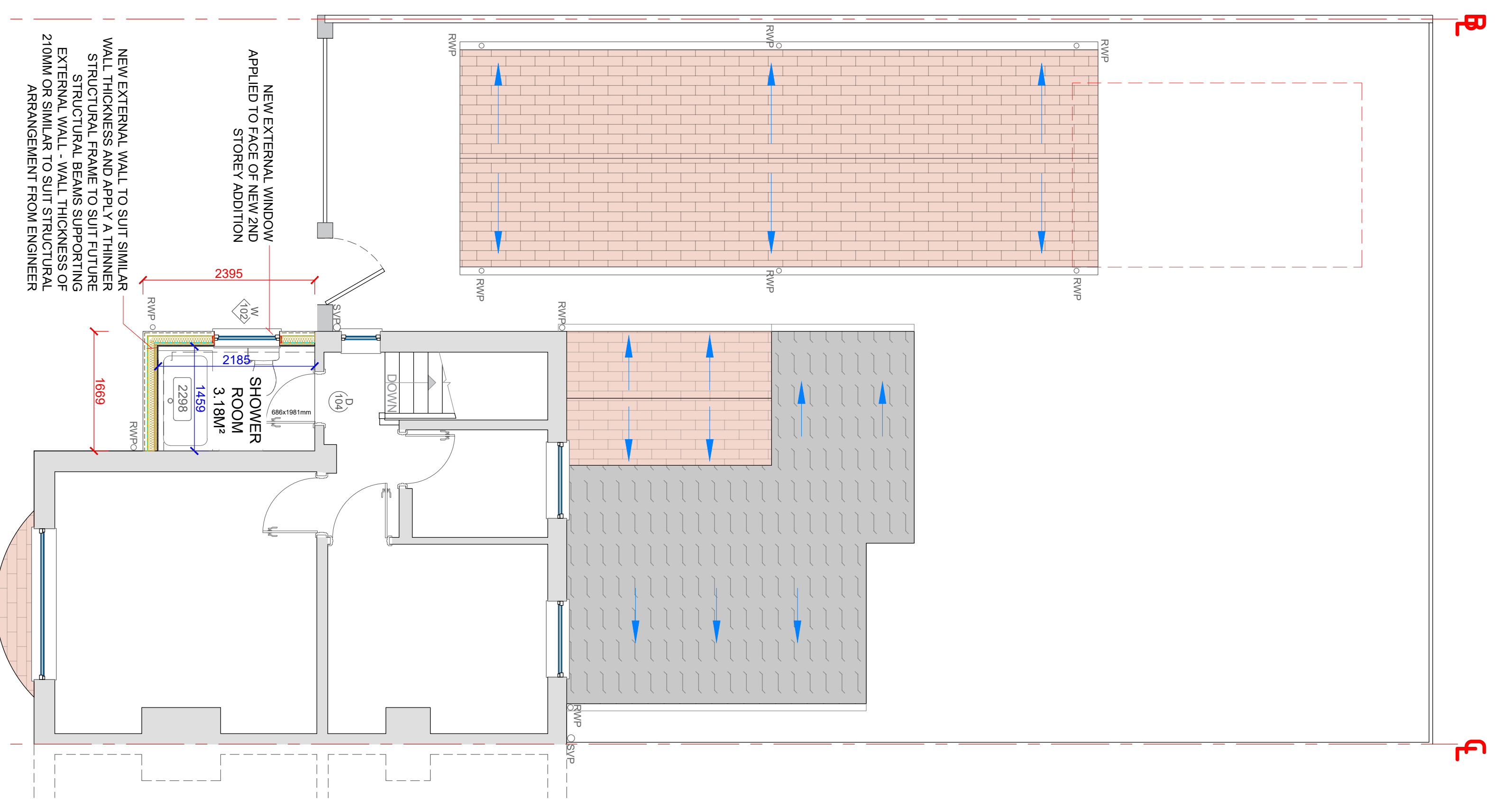
PLANNING DRAWINGS

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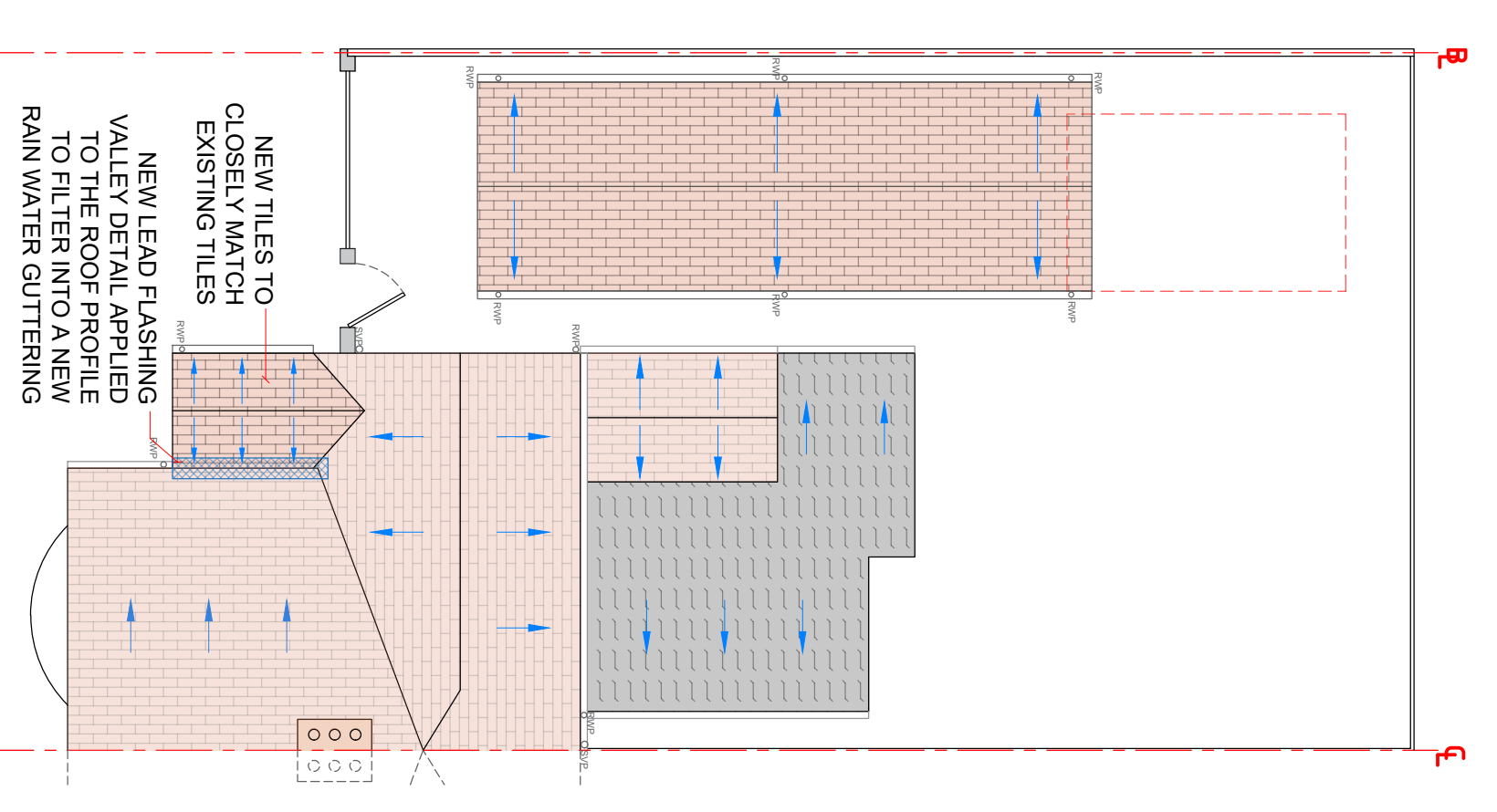
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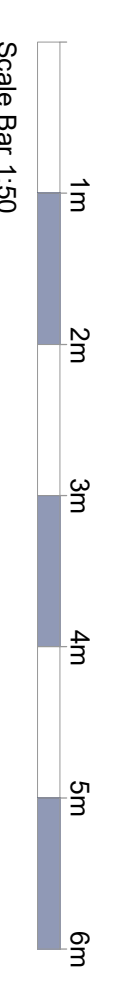
PROPOSED GROUND FLOOR PLAN
 Scale 1:50



PROPOSED FIRST FLOOR PLAN
 Scale 1:50



PROPOSED ROOF PLAN
 Scale 1:100



HARBUR DESIGN

CLIENT: _____ TEL: 01938 426764
 E-MAIL: info@harburdesign.com
 WEBSITE: www.harburdesign.com

Mark Page
 Unit 01, Sanders Lodge Industrial Estate
 Rusden
 NN10 8BQ

ADDRESS: _____

104 Wharf Road, Higham Ferrers, NN10 8BH

PROJECT: _____

New Garage with Front Elevation Alterations

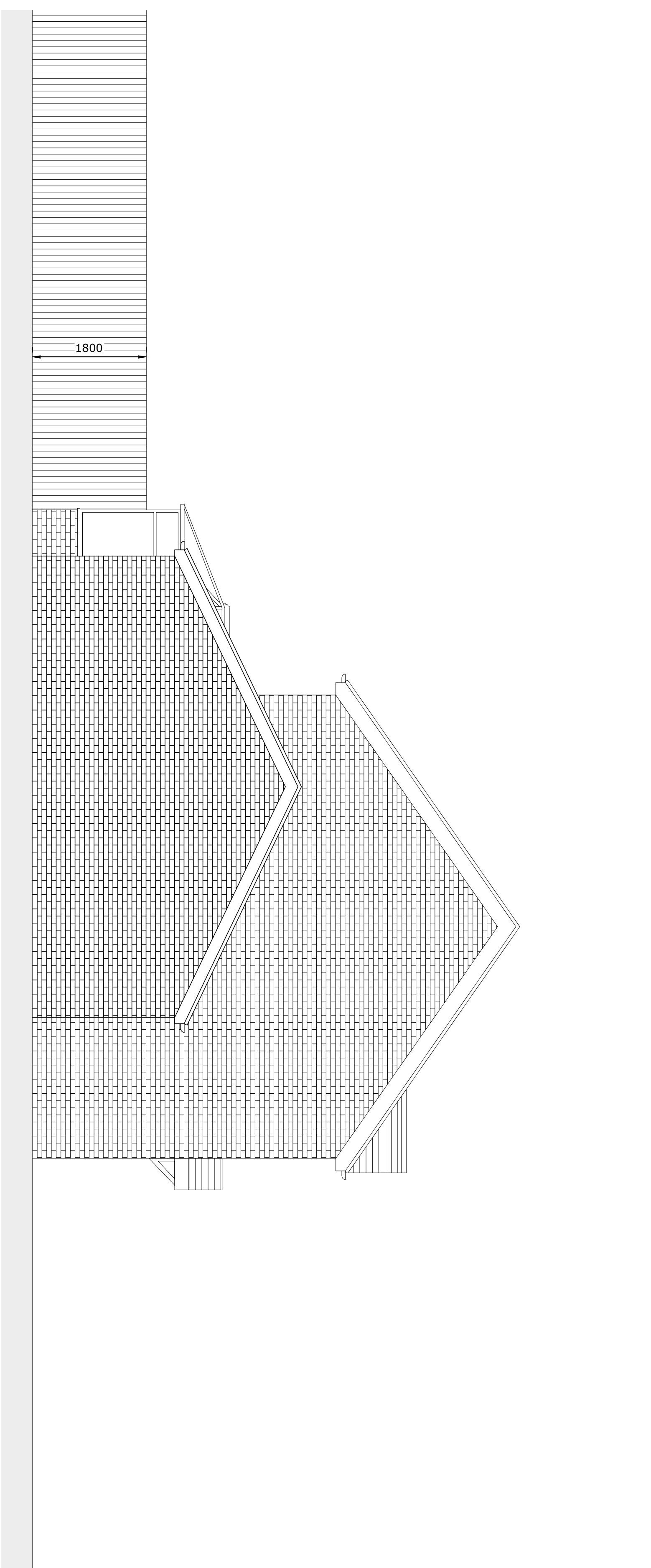
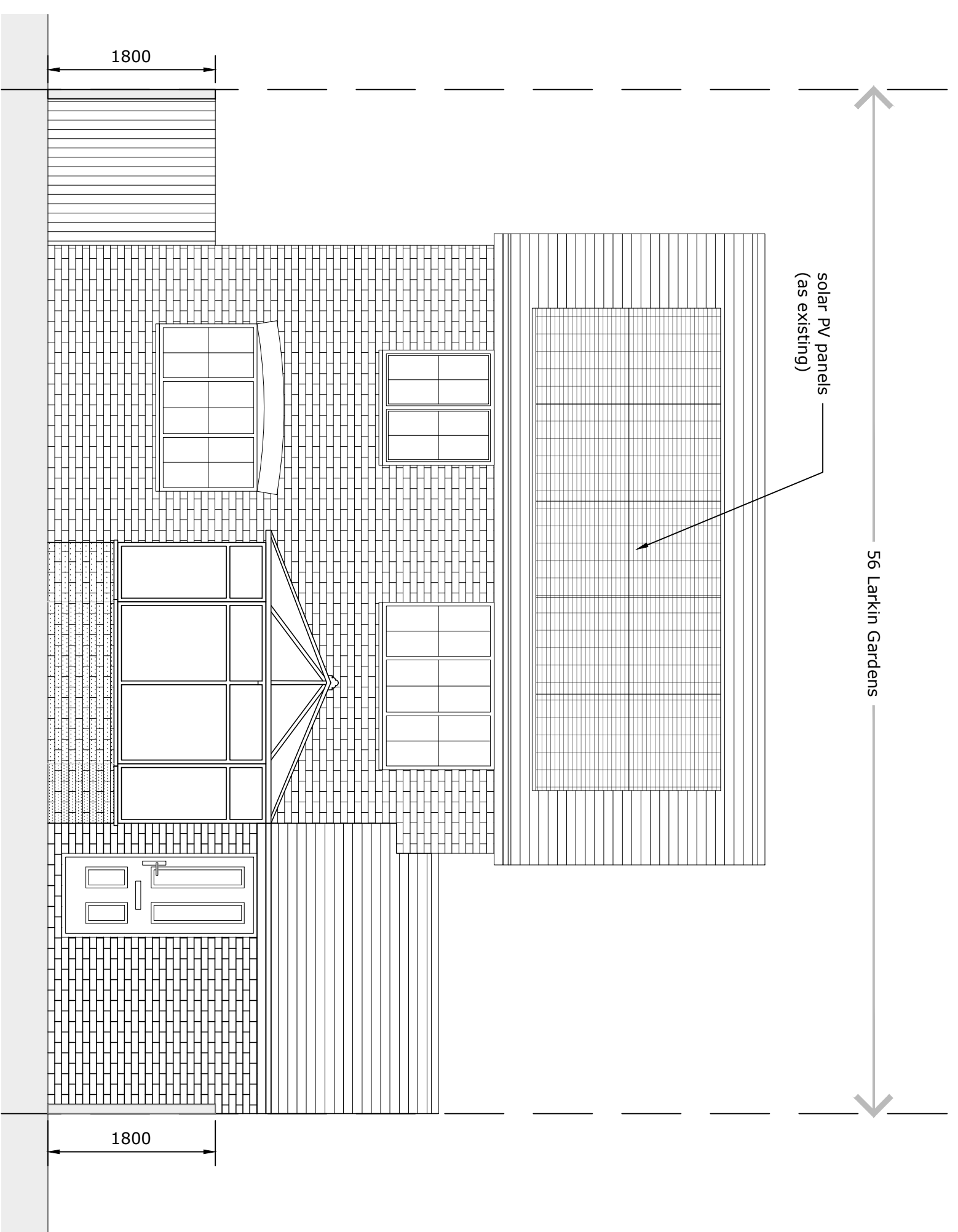
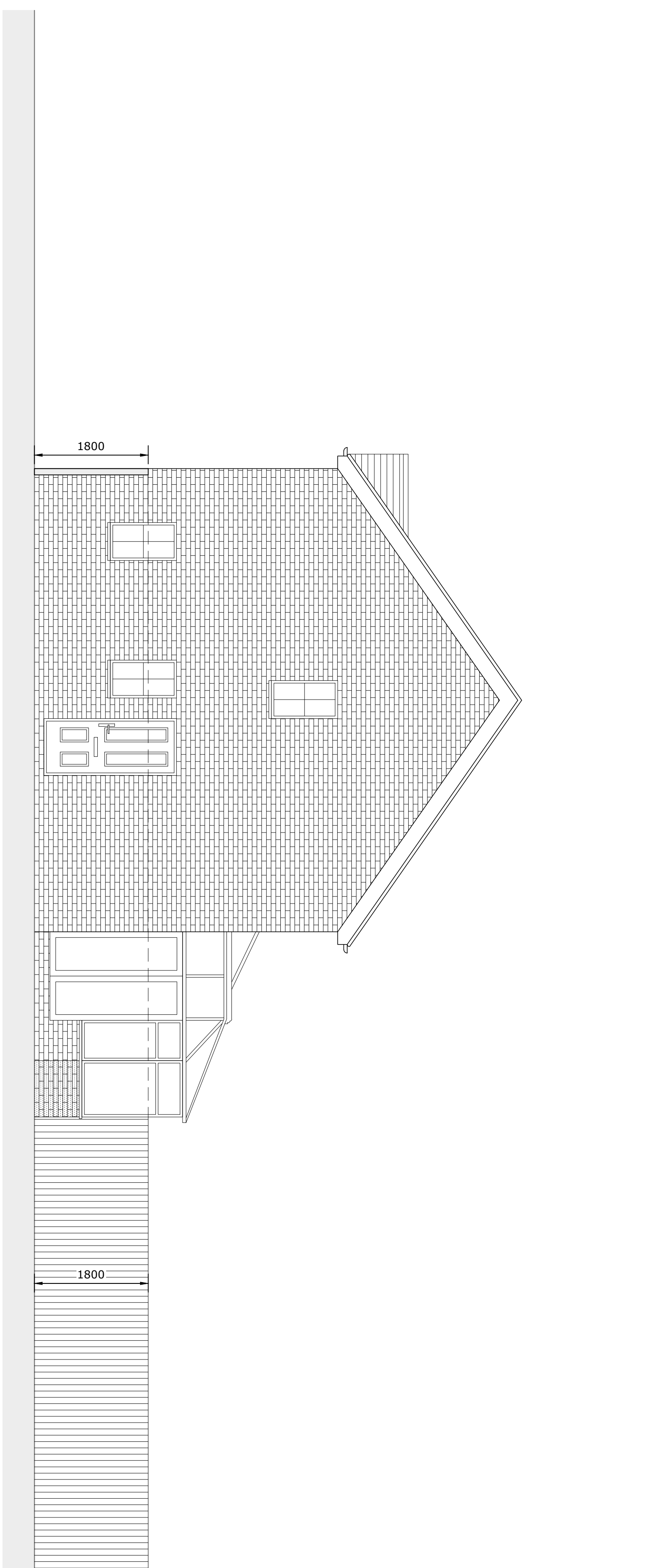
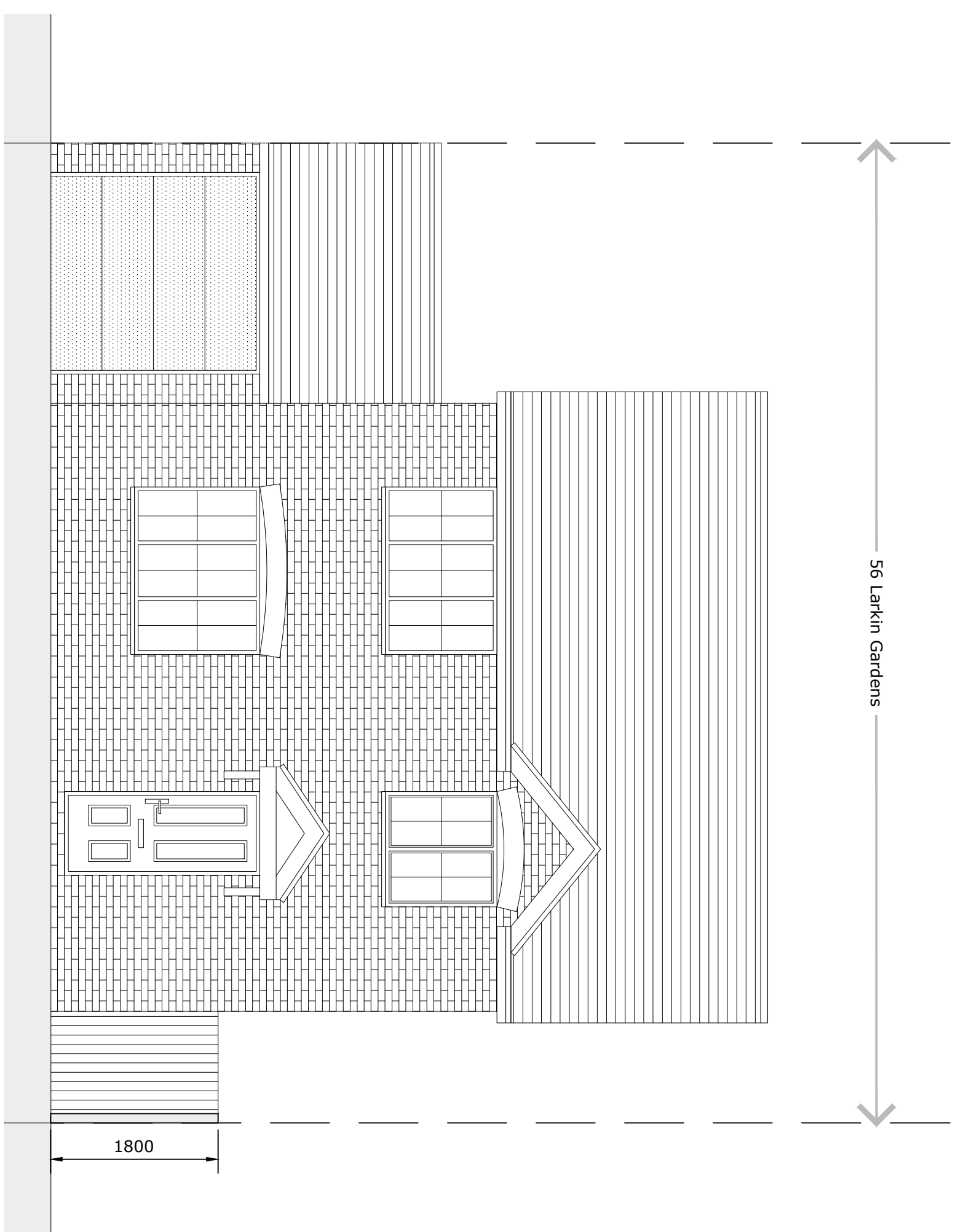
DRAWING TITLE: _____

Proposed Plans

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PROJECT NO: DRAWING NO: REV:
 201111 P-001 -

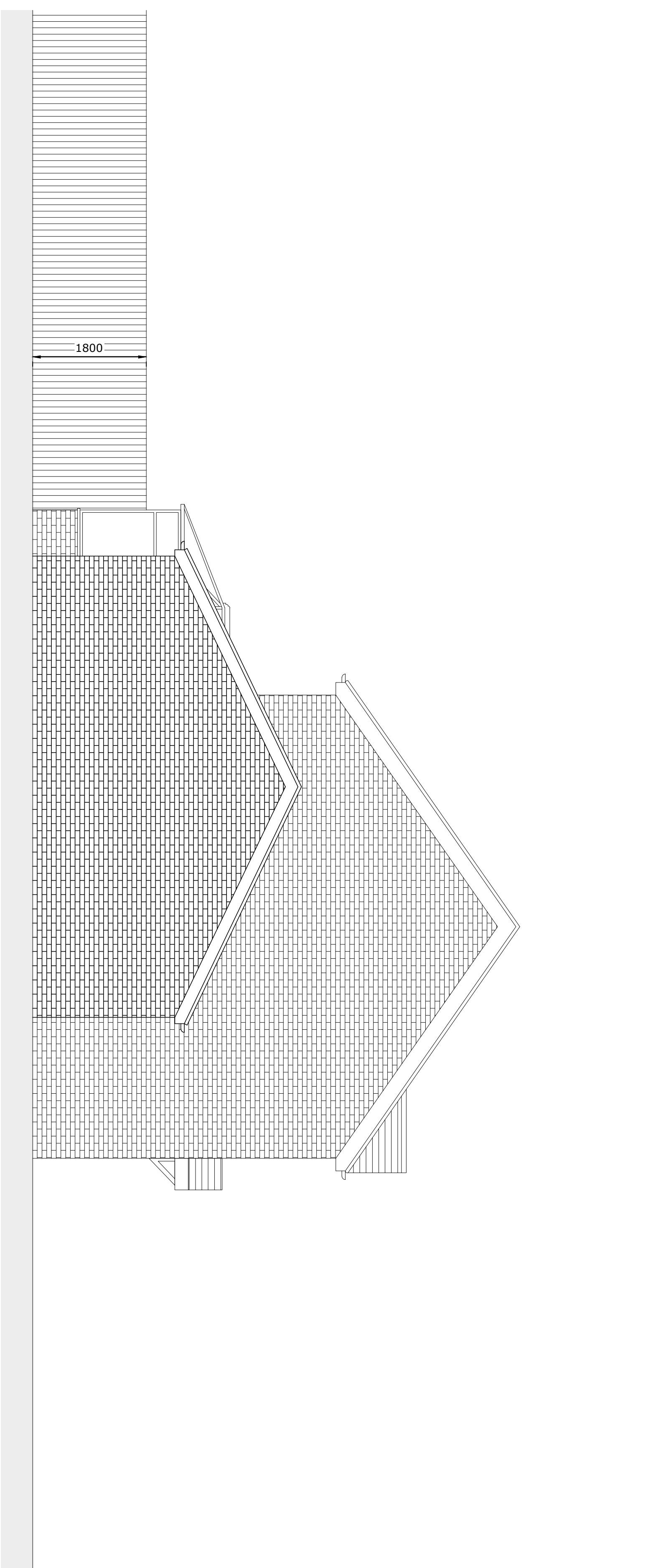
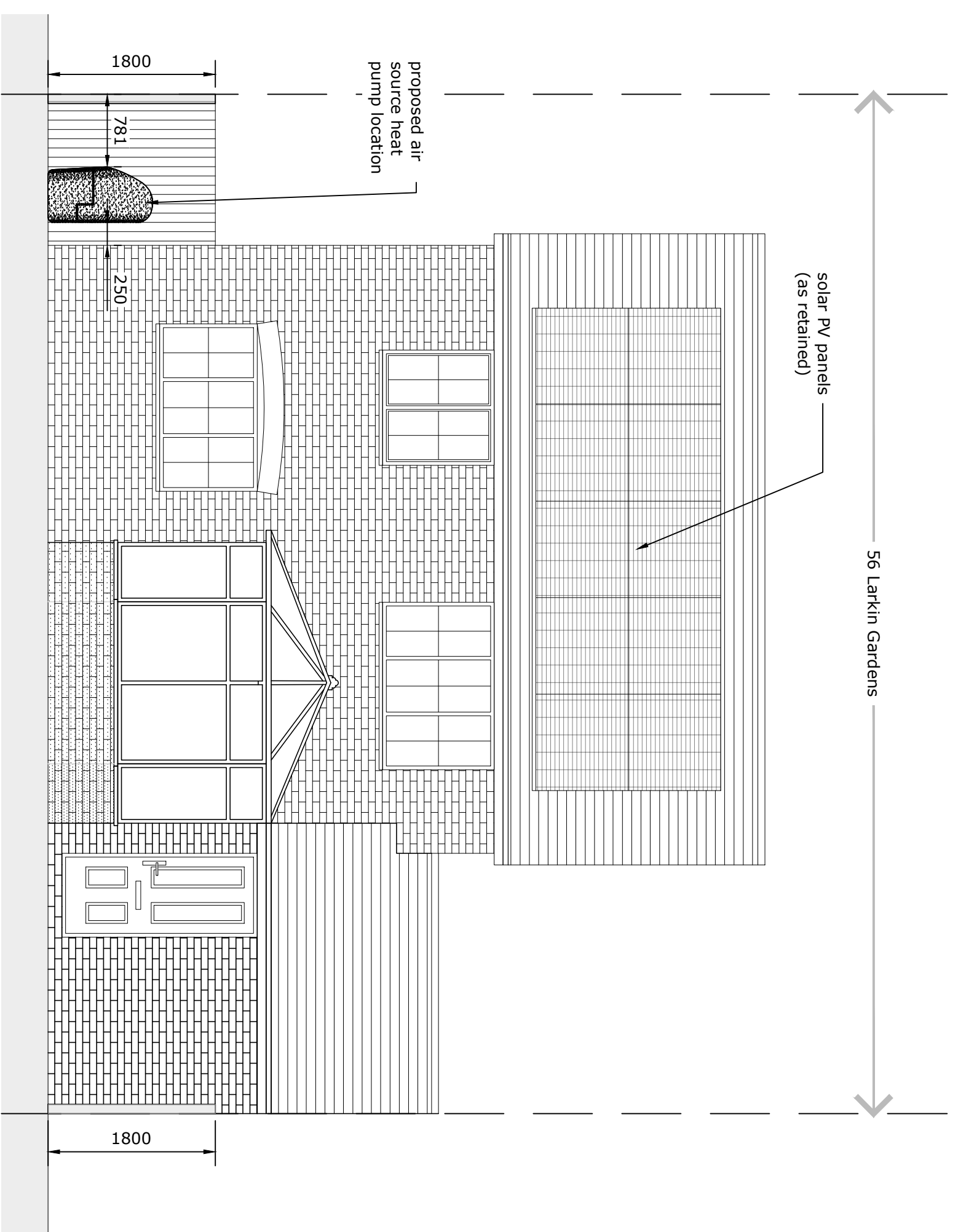
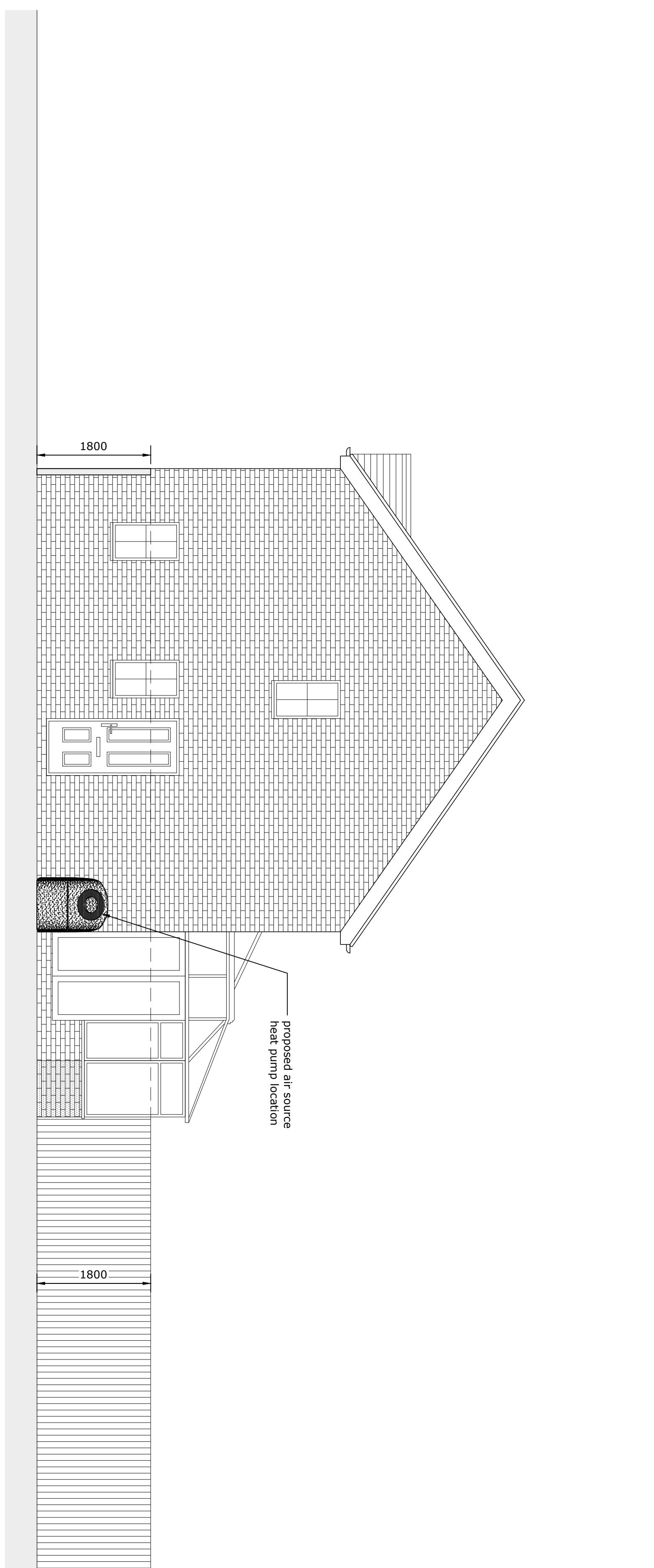
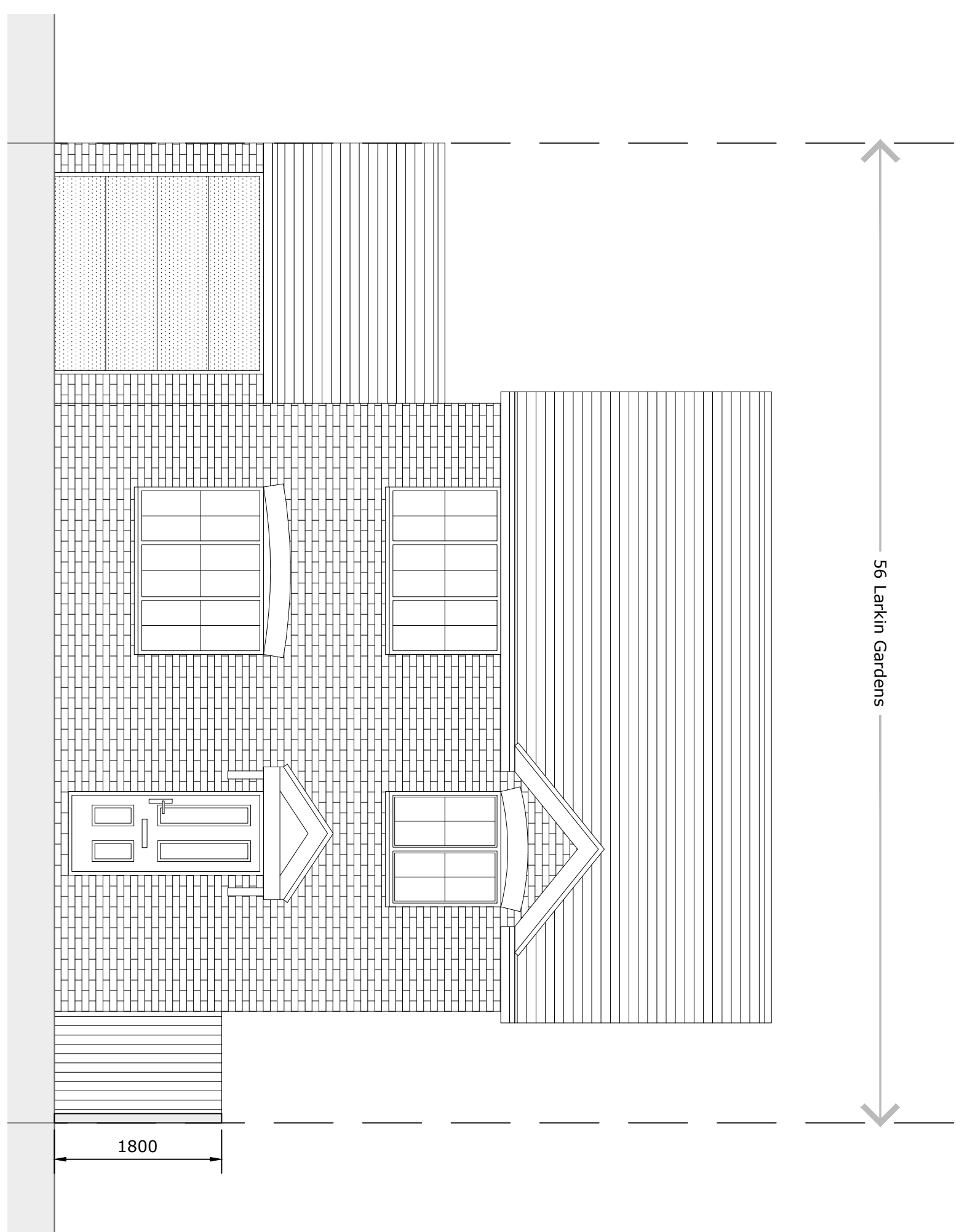
PLANNING DRAWINGS



Rev.	Description	By	Date

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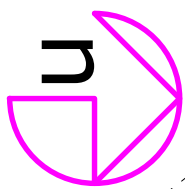
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Revision:	02	Date:	20/10/2024



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Checked:	R Critchley	20/10/2024

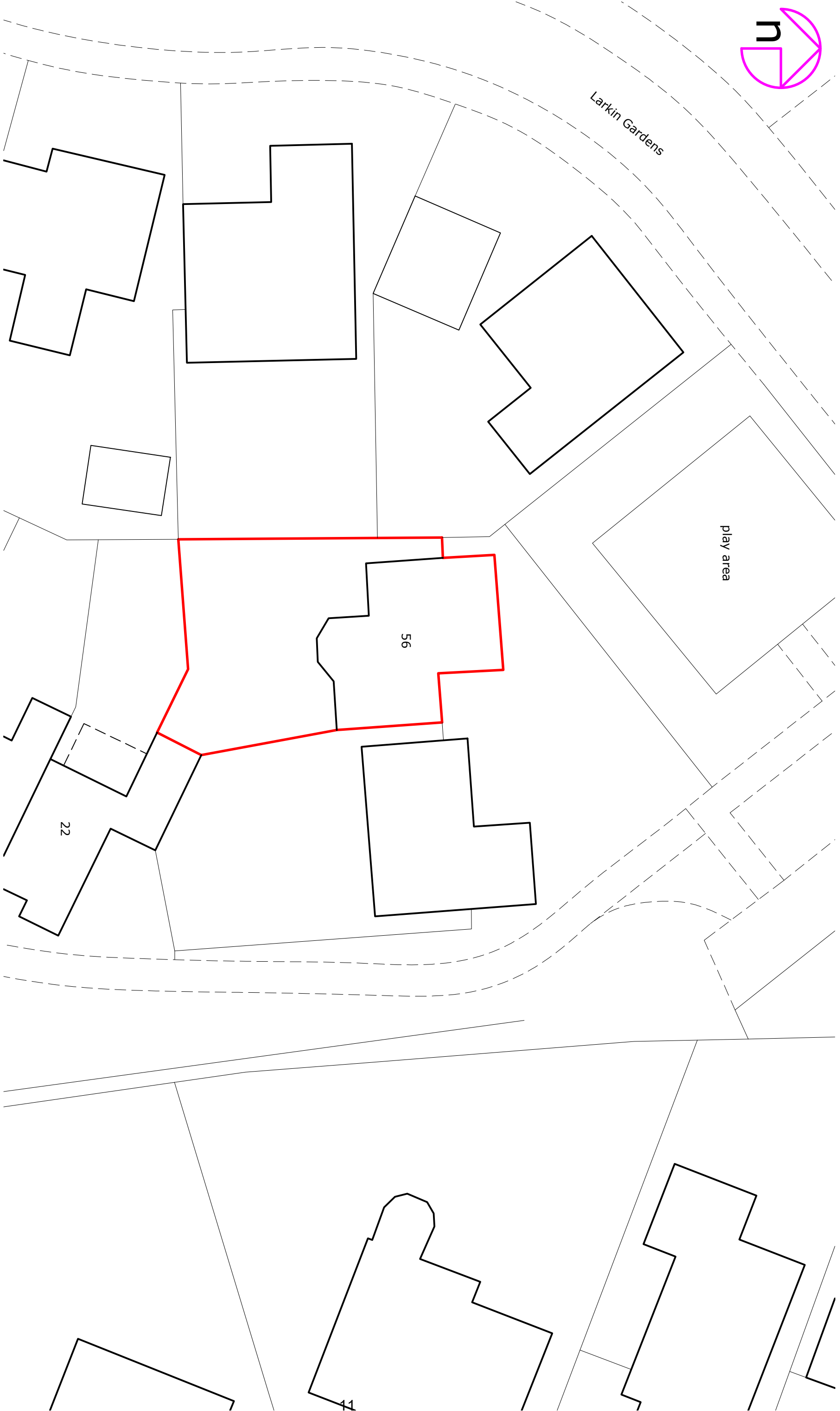


Larkin Gardens

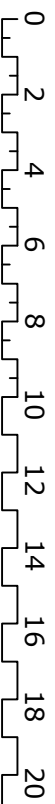
play area

56

22



1:200



30

40m



octopusenergy

SERVICES

Accredited by:

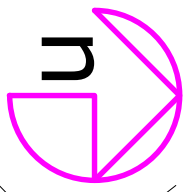


Client/Project:
Neil Behagy,
56 Larkin Gardens,
Higham Ferrers, NN10 8PE

Project status:
PLANNING (Installation of air source heat pump)
Drawing title:
Site plan as existing

Scale:	1:200	Paper Size:	A3	Drawn:	A Walton	Checked:	R Critchley
Project ID:	J-EEB12E0B	Drawing No.:	01	Revision:		Date:	29.10.2024

Rev:	Description:	By:	Date:
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Larkin Gardens

play area

proposed air source
heat pump location

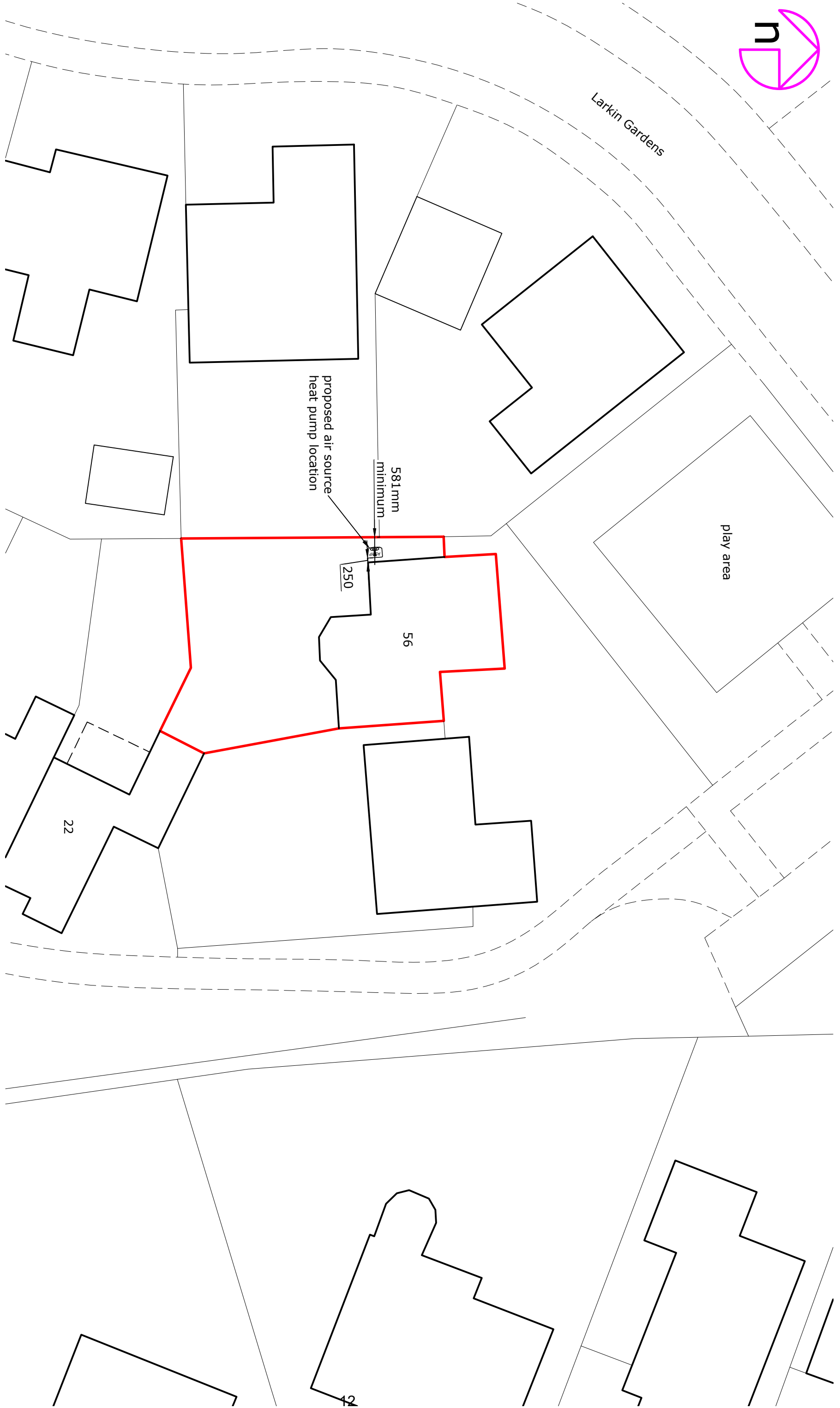
581mm
minimum

250

56

22

42



12

octopusenergy SERVICES

Accredited by:

Client/Project:
Neil Behagy,
56 Larkin Gardens,
Higham Ferrers, NN10 8PE

Project status:
PLANNING (installation of air source heat pump)

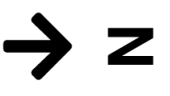
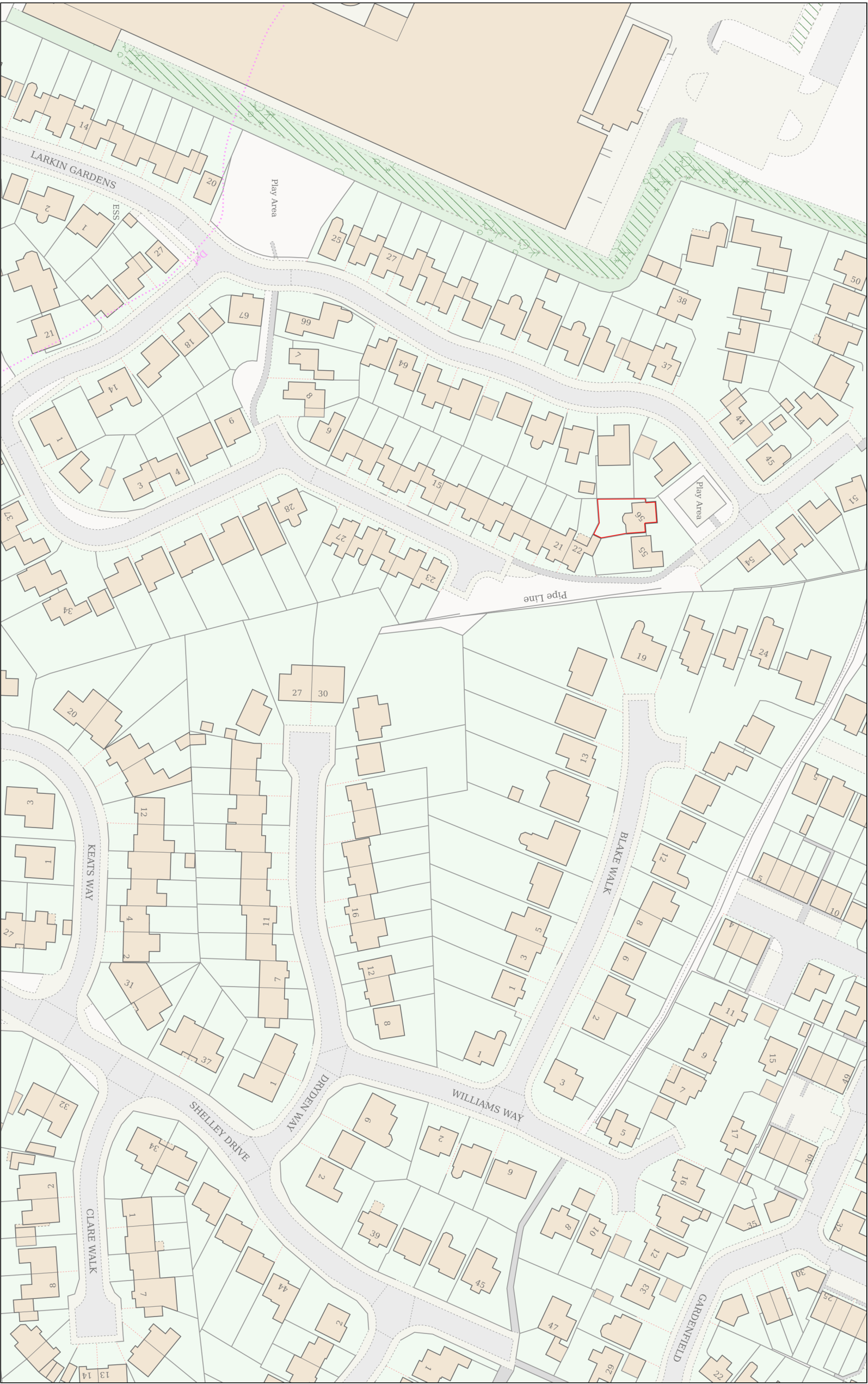
Drawing title:
Site plan as proposed

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Project ID:	Drawing No:	Revision:	Date:
J-EEB12E0B	03		29.10.2024

Rev:	Description:	By:	Date:

Date Produced: 04-Nov-2024

Scale: 1:1250 @A3





Product Data Sheet

Model	UNITS	COSY 6
NOMINAL CAPACITY	kW	6
COEFFICIENT OF PERFORMANCE (A7/W35) @5.63 kW - EN14511	COP	4.29
COEFFICIENT OF PERFORMANCE (A7/W65) @5.23 kW - EN14511	COP	2.71
Length	Mm	855
Height	Mm	1124
Depth	Mm	595
Weight	Kg	100
Connection		G1 Flat face Union
Sound power level (A7W35)	Db	53.8
Maximum flow temperature	(°c)	75
Maximum operating pressure	Bar	32
Maximum volume flow	L/h	20
Minimum volume flow	L/h	7
Minimum system volume	L	100
Refrigerant type		R290
Refrigerant charge weight	Kg	0.650
Electrical supply		230v/1ph/50hz
Maximum current	A	16
Starting technology		Inverter
Compressor type		Scroll
Compressor Oil type		HATCOL 4467
Pipe connections		G1 flat face union
Rated voltage	V	230
Rated max current	A	16
Fuse type	A	Type B
Rcd type		C
Maximum cable length (Modbus)	M	30
Ip rating		IPX5
FAN MAXIMUM INPUT POWER	W	85
FAN MAX ROTOR SPEED	Min ⁻¹	760

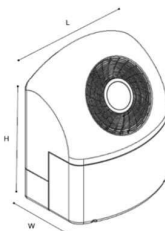


Figure 2- Product dimensions.

Neil Behagg - 56 Larkin Gardens, Higham Ferrers, NN10 8PE			Distance	11
			Barrier	Not Seen
MCS 020 - Manual Sound Calculator			Heat Pump	Cosy6
			Reflecting Surfaces	1
Step	Instructions	MCS contractor results/notes		39.63
1	<p>From manufacturer's data, obtain the A-weighted sound power level of the heat pump. See 'Note 1: Sound power level'. The highest sound power level specified should be used (the power in "low noise mode" should not be used).</p> <p><i>Example: Manufacturer's data states the sound power level of the heat pump is 55 dB(A)</i></p>	56.3		Pass
2	<p>Use 'Note 2: Sound pressure level' and 'Note 3: Determination of directivity' below to establish the directivity 'Q' of the heat pump noise.</p> <p><i>Example: The heat pump is to be installed on the ground and against a single wall hence the directivity (Q) of the heat pump noise is Q4</i></p>	Q4		
3	<p>Measure the distance from the heat pump to the assessment position in metres</p> <p><i>Example: Distance between heat pump and assessment position is 4 metres.</i></p>	11		
4	<p>Use table in 'Note 4: dB distance reduction' below to obtain a dB reduction</p> <p><i>Example: 4metres@ Q4 = -17 db</i></p>	-25.6		
5	<p>Establish whether there is a solid barrier between the heat pump and the assessment position using 'Note 5: Barriers between the heat pump and the assessment position' and note any dB reduction.</p> <p><i>Example: There is a brick wall between the heat pump and the assessment position. Moving less than 25cm enables the assessment position to be seen. dB reduction = -5 dB</i></p>	-10		
6	<p>Calculate the sound pressure level (see 'Note 2: Sound pressure level') from the heat pump at the assessment position using the following calculation: (STEP 1) + (STEP 4) + (STEP 5)</p> <p><i>Example (55) + (-17) + (-5) = 55 - 17 - 5 = 33 dB(A) Lp</i></p>	20.7		
7	<p>Background noise level. For the purposes of the MCS Planning Standard for air source heat pumps 40 dB(A) the background noise level is assumed to be 40 dB(A) Lp. For information see 'Note 6: MCS Planning Standard for air source heat pumps background noise level'.</p> <p><i>Example: Background noise level is 40 dB(A)</i></p>	40		
8	<p>Determine the difference between background noise level and the heat pump noise level using the following calculation: (STEP 7) - (STEP 6)</p> <p><i>Example: 40 dB(A) (background) - 33 dB(A) (heat pump) = 7dB(A)</i></p>	19.3		
9	<p>Using the table in 'Note 7: Decibel correction' obtain an adjustment figure and then add this to whichever is the higher dB figure from STEP 6 and STEP 7. Round to nearest whole number</p> <p><i>Example: Adjustment figure is 0.8 dB and higher figure is 40dB(A) 40 + 0.8 = 40.8 dB(A) Rounded up to 41 dB(A) Final result at this assessment position is 41dB(A)</i></p>	39.63		
10	Final Result? (Greater or equal to 42 dB(A) is under PD)	Pass		

Higham Ferrers Town Council
 Clerk To The Higham Ferrers Town
 Council
 Town Hall
 Market Square
 Higham Ferrers
 Northamptonshire
 NN10 8BT

Ask for: Lisa Greenwood
 Telephone: 01832 742143
 Email:
appeals.enc@northnorthants.gov.uk
 Our Ref: NE/24/00028/ADV
 Your Ref:
 Date: 1 November 2024
 Planning Services:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

This is a corrected letter – the previous letter sent on 24 October had incorrect information regarding the type of appeal. Please ignore that letter.

Proposal: **Signage to advertise the name and nature of the business
 (Re-submission of NE/23/00006/ADV)**
 Location: **28 High Street Higham Ferrers Rushden NN10 8BL .**

The above application has previously been the subject of a consultation. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Commercial Appeals Service, there is no opportunity for you to submit further comments. We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning. Please contact

The Planning Inspectorate (East 1), 30, Temple Quay House, 2 The Square, Bristol, BS1 6PN, telephone no: 0303 444 5302.

The Planning Inspectorate will publish copies of appeal decisions on the Appeals Casework portal <https://acp.planninginspectorate.gov.uk>

Please quote the Appeal Reference No. **APP/M2840/Z/24/3350533** and the Application Ref. No. **NE/24/00028/ADV** on all correspondence.

For details of how we treat your data, please see our Privacy Notice at www.northnorthants.gov.uk/privacynotices

Yours faithfully



Notifications of planning decisions received for the Town Council

On 12th November

APPROVAL

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