

DAVENTRY TOWN COUNCIL

Minutes of the Meeting of the Planning & Development Committee (P2214) held at 3, New Street, Daventry on Wednesday, 28th September 2022 at 18:30hrs.

PRESENT: Karen Tweedale (Chair)

Councillors:
Stephen Dabbs
Lynn Jones
Philip Silk-Neilsen
Katie Thurston
John Tippet

IN ATTENDANCE: Sarah Fox, Responsible Finance Officer

PUBLIC: 2 Members of the public
0 Members of the press

OPEN FORUM

The applicants for the change of use of the first-floor offices at Argos 60 66, High Street, Daventry to an 8 room House of Multiple Occupation (HMO) advised members that they were in attendance to support planning application WND/2022/0706 and confirmed that they would be happy to answer any questions.

P2214.1 APOLOGIES FOR ABSENCE.

Councillor	Apologies	Resolved
Dawn Branigan	Received and considered	Apologies Approved
Janet Matthews	Received and considered	Apologies Approved
Ted Nicholl	Received and considered	Apologies Approved

P2214.2 DECLARATION OF INTERESTS.

None.

P2214.3 MINUTES.

Members reviewed the minutes, and it was,

RESOLVED	That the minutes for the Planning & Development meeting held on Wednesday 31 st August 2022, be approved, and signed as a correct record.
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P2214.4 CORRESPONDENCE.

The Responsible Finance Officer referred to correspondence received from an applicant in response to the objection submitted by the Town Council to the Local Planning Authority in relation to Planning Applications WND/2022/0558 and WND/2022/0562, for the change of use for properties at 31 Fraser Close & 156 Morning Star to an HMO (sui generis) to house up to 7 people. Members concurred that they were supportive of extending an invitation to the applicant to attend the next planning and development committee meeting scheduled to take place on Wednesday 12th October 2022.



P2214.5 WEST NORTHAMPTONSHIRE COUNCIL DAVENTRY LOCAL AREA PLANNING COMMITTEE.

Members noted that the details of planning applications to be considered at the next scheduled planning committee of West Northamptonshire Council, Daventry Local Area were yet to be released, members agreed that a member should be appointed should representation be needed, and it was

RESOLVED	That Cllr Philip Silk-Neilsen be appointed to attend the West Northamptonshire Council Daventry Local Area Planning Committee meeting on Wednesday, 5 th October 2022, in the event that a planning application be included on the agenda.
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P2214.6 PLANNING APPLICATIONS, PLANNING DECISIONS AND PLANNING APPEALS.

To enable the applicant to speak in relation to planning application WND/2022/0706, it was

RESOLVED:	That Standing Orders be Suspended.
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Cllr Jones commented that the units appeared to be small and raised concerns that the proposal only included two bathrooms for the eight bedrooms included with the plans.

Cllr Silk-Neilson asked if the property had sufficient fire exits for the proposed change of use.

The applicants advised that they had been in consultation with the HMO Officer to ensure that the proposed shared facilities would meet with the relevant standards for this type of use. They also advised that the fire exits and fire alarms within the property would comply with the relevant fire safety guidelines.

RESOLVED:	That Standing Orders be re-instated.
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Consideration was given to the schedule of planning applications received on which the Council had been invited to comment; on planning applications withdrawn; on planning permissions granted and applications refused since the last meeting of the Committee.

Application Number	Location	Approved Comments
WND/2022/0671	Units 16 & 17, Bowen Square, Daventry, Northamptonshire	No objection in principle.
WND/2022/0672	Units 16 & 17, Bowen Square, Daventry, Northamptonshire	No objection in principle.
WND/2022/0673	Units 16 & 17, Bowen Square, Daventry, Northamptonshire	Daventry Town Council has reviewed the application and submits an objection, the premises is located within a family friendly environment and the proposed change of use would see the introduction of a non-retail use adult gaming centre which would have a detrimental impact on the vitality and viability of the local area and its amenities. DTC would like to highlight concerns regarding the health and wellbeing of vulnerable communities, the introduction

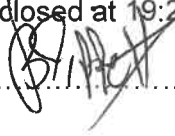
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		of a 24-hour operated adult gambling centre to the town centre could contribute further to issues such as financial difficulties and family/relationship breakdowns, which would adversely impact the safe environment with increased anti-social behaviour, crime and the fear of crime.
WND/2022/0706	First Floor, Argos 60 66, High Street, Daventry, Northamptonshire, NN11 4HU	No objection in principle, would support the planning officer's advice but would ask that consideration is given to the impact on town centre parking due to the lack of parking provision for this premises and the proposed change of use to an 8 room HMO. Daventry Town Council would request that additional consideration is given to ensure that the building conforms to the relevant fire safety standards and that any shared facilities are adequate for the proposed number of rooms.
WND/2022/0747	61 , High Street, Daventry, Northamptonshire, NN11 4BQ	No objection in principle, would support the planning officer and conservation officers in relation to the proposed changes to the premises which is a grade II listed building. DTC notes that the application does not provide details of the size, design and appearance for any signage and would like to highlight as this property is within the conservation area any signage should be compliant with the design principles as set out with the Daventry District Council Supplementary Planning guidance for shop front design to ensure suitability for the locality and street scene. DTC would also like to highlight concerns that a planning application for listed building consent has not come forward to date.
WND/2022/0801	Wheatsheaf Court Nursing Home 44, Sheaf Street, Daventry, Northamptonshire, NN11 4AB	Daventry Town Council are disappointed to see the removal of a healthy tree, having reviewed the application, DTC has no objection to the removal of the tree but would expect to see it replaced with species that is sympathetic to the conservation area and in a suitable location which will benefit the locality and the street scene.
WND/2022/0808	7 , Signal Park, Daventry, Northamptonshire, NN11 4RU	No objection in principle.

P2214.7 DATE OF NEXT MEETING

The next meeting of the Committee will be held on Wednesday 12th October 2022.

The meeting closed at 19:26 hrs.

Signed 

Date 12/10/22