

DAVENTRY TOWN COUNCIL

Minutes of the Meeting of the Planning & Development Committee (P2302) held at 3, New Street, Daventry on Wednesday, 15th February 2023 at 18:30hrs.

PRESENT: Katie Thurston (Vice-Chair)

Councillors:

Stephen Dabbs
Philip Silk-Neilsen
Ted Nicholl

IN ATTENDANCE: Sarah Fox, Responsible Finance Officer

PUBLIC: 15 Members of the public
0 Members of the press

OPEN FORUM

Residents of Ganton Close and The Fairway advised members that they wished to speak in relation to agenda item P2302.7, planning application WND/2022/0904, at 34 Sunningdale Drive, Daventry for the construction of a detached dwelling (access from Ganton Close). Residents advised members that they were opposed to the planning application as the proposed development would have a devastating impact on the privacy, loss of natural light on neighbouring properties, not in keeping with the street scene and would dominate the whole of the Ganton Close. One resident highlighted that the proposed plan did show two on-site parking spaces but questioned that this would be possible to utilise as shown as there would not be adequate space to manoeuvre two vehicles into the site. Residents highlighted that parking within the close was already an issue and the addition of another property would add to the problem. The expressed concern that that residents with mobility issues and medical conditions would be impacted by the lack of parking and there would also be access issues for emergency vehicles.

The Chair thanked the residents for highlighting their individual and collective concerns and advised that the application would be discussed by members under agenda item P2302.7.

A resident advised members that they wished to speak in support of planning application WND/2023/0041, for the removal of trees within a conservation area, he advised that the trees were self-set and the removal of the trees was required to preserve the Victorian brick wall which is of historical interest and located within the Daventry Conservation Area.

The Chair thanked the resident for providing context for the proposed removal of the trees and advised that the application would be discussed by members under agenda item P2302.7.

P2302.1 APOLOGIES FOR ABSENCE.

| Councillor | Apologies | Resolved |
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| Dawn Branigan | None Received | Apologies Not Approved |
| Lynn Jones | Received and considered | Apologies Approved |
| John Tippet | None Received | Apologies Not Approved |
| Karen Tweedale | Received and considered | Apologies Approved |

P2302.2 DECLARATION OF INTERESTS.

No pecuniary or non-pecuniary interests declared.

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P2302.3 MINUTES.

Members reviewed the minutes, and it was,

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| RESOLVED | That the minutes for the Planning & Development meeting held on Wednesday 25 th January 2023, be approved, and signed as a correct record. |
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The Chair drew members attention to the presence of a number of residents in attendance and requested that members consider moving planning applications WND/2022/0904 and WND/2023/0041 under agenda item P2302.7 for consideration at the point in the meeting, and it was

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| RESOLVED: | That planning applications WND/2022/0904 and WND/2023/0041 under agenda item P2202.7 be moved forward for consideration. |
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P2302.7 – PLANNING APPLICATIONS WND/2022/0907 AND WND/2023/0041LS.

To enable resident to speak in relation to planning applications WND/2022/0904 and WND/2023/0041, it was

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| RESOLVED: | That Standing Orders be Suspended. |
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Members were presented with further details of planning application WND/2022/0904.

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| RESOLVED: | That Standing Orders be re-instated. |
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Consideration was given to planning applications WND/2022/0907 and WND/2023/0041, comments approved for submission to the Local Planning Authority can be found in the table of approved comments under Agenda Items P2302.7.

P2302.4 CORRESPONDENCE.

None.

P2302.5 WEST NORTHAMPTONSHIRE COUNCIL STRATEGIC PLANNING COMMITTEE.

Members noted the two planning application for Daventry to be considered at next West Northamptonshire Strategic Planning Committee meeting, as Daventry Town Council had submitted to objection in principle for planning application WND/2022/0800 for a reserved matters application on Land at Malabar Farm, Staverton Road and planning application WND/2022/1027 for a variation of condition 24 on land at Drayton Lodge, Staverton Road, it was agreed that representation was not needed.

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| RESOLVED | That no representative be appointed to attend the West Northamptonshire Council Strategic Planning Committee meeting on Monday 20 th February 2023 at 14:00 hrs. |
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P2302.6 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

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| RESOLVED | That as Chair of the committee Cllr Karen Tweedale and/or Cllr Stephen Dabbs be appointed to attend the West Northamptonshire Council Daventry Local Area Planning Committee meeting on Wednesday, 8 th March 2023, in the event that a planning application be included on the agenda. |
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P2302.7 PLANNING APPLICATIONS, PLANNING DECISIONS AND PLANNING APPEALS.

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 |
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| WND/2022/0904 | 34, Sunningdale Drive, Daventry, Northamptonshire, NN11 4NZ | <p>Daventry Town Council has reviewed the application and submits an objection. The proposal would result in an overbearing form of development which would detract from the amenities of adjoining residential properties by reason of its height and siting and overlooking from the first and second floor windows, which would reduce the amount of privacy currently enjoyed. As, such the proposal is contrary to Policy ENV10 of the Daventry District Council Settlement and Countryside Local Plan (Part 2), Paragraph 130 of the National Planning Policy Framework, and the Design Principles in the Daventry Town and Parish Design Statement which require a development to be suitably located, sympathetic to the surrounding built environment, and to reinforce local distinctiveness that does not undermine the amenity of local residents and protects quality of life and community cohesion.</p> <p>The proposed development does not provide adequate on-site parking provision which is likely to result in unacceptable on-street parking, placing increased pressure on neighbouring properties, further restricting access for emergency vehicles which would further harm the character of the area and would be contrary to paragraph 109 of the National Planning Policy Framework.</p> |
| WND/2022/0954 | Land Adjacent To 3, Avon Close, Daventry, Northamptonshire, NN11 4QG | <p>Daventry Town Council has reviewed the application and submits an objection. The demolition of the garages and the continued use of the area for parking does not constitute commencement of development. DTC would like to refer to its previous objection with planning application DA/2017/0900 as submitted on 14th February 2018.</p> <p><i>The Town Council has reviewed the revised application and submits a recommendation for refusal, whilst the displacement of vehicles for those currently renting the garages has been addressed, the revised scheme has not considered the displacement of additional vehicles that are parked within the garages.</i></p> |

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| WND/2023/0041 | 4, Badby Road, Daventry, Northamptonshire, NN11 4AW | No objection in principle. |
| WND/2023/0048 | 2, The Dingle, Daventry, Northamptonshire, NN11 4DJ | No objection in principle, would support the Landscape Planning Officer's advice. |
| WND/2023/0061 | Upper House, Royal Oak Way North, Daventry, Northamptonshire, NN11 8PQ | No objection in principle. |
| WND/2022/1111 | Former Danetre Garage Site, London Road, Daventry, Northamptonshire | No objection in principle. |
| WND/2022/1110 | Former Danetre Garage Site, London Road, Daventry, Northamptonshire | No objection in principle. |

P2302.8 DATE OF NEXT MEETING

The next meeting of the Planning & Development Committee will be held on Wednesday 8th March 2023.

The meeting closed at 19:20 hrs.

Signed 

Date 8/3/23