

DAVENTRY TOWN COUNCIL

Minutes of the Meeting of the Planning & Development Committee (P2215) held at 3, New Street, Daventry on Wednesday, 12th October 2022 at 18:30hrs.

PRESENT:

Councillors:

Stephen Dabbs
Lynn Jones
John Tippet

IN ATTENDANCE: Sarah Fox, Responsible Finance Officer

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

In the absence of the Chair and Vice-Chair of the committee, members considered the appointment of a councillor to Chair the meeting, and it was

RESOLVED	That Cllr John Tippet be appointed to Chair the Planning & Development Committee meeting.
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OPEN FORUM

None.

P2215.1 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
Katie Thurston	Received and considered	Apologies Approved
Karen Tweedale	Received and considered	Apologies Approved
Phillip Silk-Neilsen	Received and considered	Apologies Approved

P2215.2 DECLARATION OF INTERESTS.

No pecuniary or non-pecuniary interests declared.

P2215.3 MINUTES.

Members reviewed the minutes, and it was,

RESOLVED	That the minutes for the Planning & Development meeting held on Wednesday 28 th September 2022, be approved, and signed as a correct record.
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P2215.4 CORRESPONDENCE.

The Responsible Finance Officer (RFO) advised that she had received a response from Cllr Morgan, West Northamptonshire Council (WNC) Councillor for Daventry East advising that he would not be requesting a "call in" following Daventry Town Council's objection submitted in relation to planning application WND/2022/0673 for the change of use for Units 16 & 17, Bowen Square Daventry. The RFO confirmed that Cllr Morgan was the only one of the three ward

Planning & Development Committee (P2215) Wednesday, 12th October 2022

members contacted that responded to the request to consider a “call in” for this application. Members concurred that they were disappointed and concerned with the lack of response which sets a worrying precedence for the future partnership working between the two tiers of local government.

P2215.5 PLANNING APPLICATION WND/2022/0558, 31 FRASER CLOSE AND WND/2022/0562, 156 MORNING STAR CLOSE.

Mr Kane advised that both of the aforementioned properties were licenced houses of multiple occupation (HMO) which had been in operation as such for a number of years. Mr Kane confirmed that there would be no material changes to either property, as technically nothing was to change, the reclassification of the two properties was required for compliance with the licence criteria. Mr Kane wished to address the concerns raised by the Town Council in relation the parking provision advising that very few of the HMO tenants within their portfolio of properties had vehicles, he highlighted that 31 Fraser Close had ample parking with off road parking available for six vehicles with kerbside available for an additional two, he acknowledged the concerns raised in relation to congestion issues at Morning Star Close, highlighting that the two properties to the right currently operated as licenced taxi operators with vehicles parked outside frequently, he advised that currently there was appropriate parking provision for the current level of tenants that used vehicles.

Members considered the representation from Mr M Kane of Prime Placements Limited in relation to their applications for the change of use at 31 Fraser Close and 156 Morning Star Close, to houses of multiple occupation (HMO) and concurred that in light of new information presented, that Daventry Town Council would withdraw the original objections submitted.

RESOLVED	That Daventry Town Council withdraws the original objections submitted against planning applications WND/2022/0588 and WND/2022/0562.
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P2215.6 WEST NORTHAMPTONSHIRE COUNCIL STRATEGIC PLANNING COMMITTEE.

Members noted that there were no planning applications for Daventry being considered at the next West Northamptonshire Strategic Planning Committee meeting and agreed that representation was not needed.

RESOLVED	That no representative be appointed to attend the West Northamptonshire Council Strategic Planning Committee meeting on Monday 17 th October 2022 at 14:00 hrs.
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P2215.7 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 Stephen Dabbs be appointed to attend the West Northamptonshire Council Daventry Local Area Planning Committee meeting on Wednesday, 2 nd November 2022, in the event that a planning application be included on the agenda.
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at the end of the meeting

Planning & Development Committee (P2215) Wednesday, 12th October 2022

P2215.8 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
WND/2022/0834	Teresa-Deli Ltd, 43 - 43a High Street, Daventry, Northamptonshire, NN11 4BG	Daventry Town Council has reviewed the application and would support the conservation officers advice to ensure that the design and materials used comply with the supplementary planning guidance for shop fronts designs within the conservation area to ensure that the signage for this property is in keeping with the street scene.
WND/2022/0840	100, The Stour, Daventry, Northamptonshire, NN11 4PS	Daventry Town Council has reviewed the application and has no objection in principle to the footprint of the proposed single storey side and rear extension, but objects to the proposed cladding to be used for the extension as this would be out of character with the current street scene.

P2215.9 DATE OF NEXT MEETING

The next meeting of the Committee will be held on Wednesday 2nd November 2022.

The meeting closed at 19:26 hrs.

Signed

Date 23/11/22