

DAVENTRY TOWN COUNCIL

Minutes of the Meeting of the Planning & Development Committee (P2303) held at 3, New Street, Daventry on Wednesday, 8th March 2023 at 18:30hrs.

PRESENT: Karen Tweedale (Chair)

Councillors:
Stephen Dabbs
Philip Silk-Neilsen
Katie Thurston

IN ATTENDANCE: Sarah Fox, Responsible Finance Officer

PUBLIC: 9 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 P2303.6, amended 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 the alterations were minimal and that the fundamental objections to the proposed development had not changed, as the proposed development would have a devastating impact on the privacy, loss of natural light on neighbouring properties, was an overdevelopment of the area, which would dominate Ganton Close, and is not in keeping with the street scene. One resident questioned the suitability of the on-site parking provision as shown within the amended scheme, commenting that it was unlikely to be utilised and reiterated concerns that parking within the close was already an issue and the addition of another property would add to the problem.

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 P2303.6.

P2303.1 APOLOGIES FOR ABSENCE.

Councillor	Apologies	Resolved
Dawn Branigan	None Received	Apologies Not Approved
Lynn Jones	Received and considered	Apologies Approved
Ted Nicholl	Received and considered	Apologies Approved

P2303.2 DECLARATION OF INTERESTS.

No pecuniary or non-pecuniary interests declared.

P2303.3 MINUTES.

Members reviewed the minutes, and it was,

RESOLVED	That the minutes for the Planning & Development meeting held on Wednesday 15 th February 2023, be approved, and signed as a correct record.
-----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------

P2303.4 CORRESPONDENCE.

The Responsible Finance Officer that she had received correspondence from Councillor Taylor, representing Daventry West Ward in relation to appeal APP2845/W/22/3306613 for a retrospective planning application for Land to the rear of 7, Williams Terrace. The application is



Planning & Development Committee (P2303) Wednesday, 8th March 2023

to be discussed under agenda item P2303.6, with Councillor Taylor requesting that member of the committee to not support the appeal, due to the adverse effect that the development has had on highway safety. Members concurred that they would consider the points raised when reviewing the appeal application.

P2303.5 WEST NORTHAMPTONSHIRE COUNCIL STRATEGIC PLANNING COMMITTEE.

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

RESOLVED	That Cllr Karen Tweedale be appointed to attend the West Northamptonshire Council Strategic Planning Committee meeting on Wednesday, 20 th March 2023, in the event that a planning application be included on the agenda.
-----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

P2303.6 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/2022/0904 (AMENDED)	34, Sunningdale Drive, Daventry, Northamptonshire, NN11 4NZ	<p>Daventry Town Council has reviewed the amended application and reiterates its original comments to the application in which it OBJECTS to the construction of a detached dwelling, as 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/2022/0259 APPEAL APP/W2845/W/2 2/3306613	Land To Rear Of 7, Williams Terrace, Adj 2 Western Avenue,	Daventry Town Council has submitted an objection to this development as the design and appearance of the boundary fence, storage structure and seating area does not add to the character and quality of the area

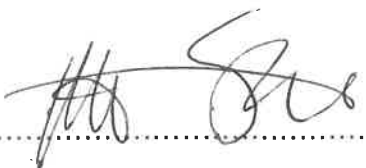
Planning & Development Committee (P2303) Wednesday, 8th March 2023

	Daventry, Northamptonshire, NN11 9ER	and contravenes policies ENV1 & ENV10 of the Settlements and Countryside Local Plan (Part 2). Daventry Town Council would like to highlight the adverse effect that this development has had on highway safety since its introduction. The installation of the permanent structures encourages onsite waiting, with customers parking their vehicles on both sides of Western Avenue for extended periods of time, which causes disruption to the normal traffic flow and obstructs visibility of vehicles exiting Williams Terrace, and for pedestrians crossing the road.
--	--------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

P2303.7 DATE OF NEXT MEETING

The next meeting of the Planning & Development Committee will be held on Wednesday 29th March 2023.

The meeting closed at 19:16 hrs.

Signed 

Date 29/03/2023