

DAVENTRY TOWN COUNCIL

Minutes of the Meeting of the Planning & Development Committee (P2407) held at 3, New Street, Daventry on Wednesday, 8th May 2024 at 18:30hrs.

PRESENT: Lynn Jones (Chair)

Councillors:
Stephen Dabbs
Phillip Silk-Neilsen
Glenda Simmonds

IN ATTENDANCE: Sarah Fox, Responsible Finance Officer (RFO)

PUBLIC: 3 Members of the public
0 Members of the press

OPEN FORUM

A resident of the Grovelands advised that they were in attendance to highlight residents' collective concerns with planning application 2024/1333/FULL for the construction of a new dwelling on land adjacent to 6 Grovelands which was due to be considered under agenda item P2407.7. The representative advised members that they were opposed to the planning application as the proposed development would be out of keeping with the surrounding properties, would overlook neighbouring properties causing a loss of privacy and light compared to what is currently enjoyed, the also highlighted that the proposed plans breached the building line of the rest of the properties which would be both intrusive and hazardous to traffic.

Cllr Lynne Taylor advised that she was in attendance to support the resident's objection to the planning application as she concurred with the concerns that had been raised, highlighting that that the proposed development would breach the covenant in place for this area. Cllr Taylor advised that Cllr Gillford had attended an onsite meeting to review the concerns raised by residents and as the West Northamptonshire Council Ward Councillor had 'called in' the planning application for the development to be considered at a meeting of the Local Planning Authority.

P2407.1 APOLOGIES FOR ABSENCE.

Councillor	Apologies	Resolved
Ted Nicholl	Received and considered.	Apologies Approved
Katie Thurston	Received and considered.	Apologies Approved
Karen Tweedale	Received and considered.	Apologies Approved

P2407.2 DECLARATION OF INTERESTS.

No pecuniary or non-pecuniary interests declared.

P2407.3 MINUTES.

Members reviewed the minutes, and it was

RESOLVED	That the minutes for the Planning & Development meeting held on Wednesday 17 th April 2024, be approved, and signed as a correct record.
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P2407.4 CORRESPONDENCE.



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The Responsible Finance Officer referred members to the representation made within the Open Forum and advised of the letter of objection which had been submitted to the Town Council in relation to planning application 2024/1333/FULL, advising that this letter had been distributed to members of the committee.

The Responsible Finance Officer advised members of the made notice EM/5431 under the Town and Country Planning Act 1990, for the stopping up of highway at 29 Bowen Square, Daventry, to enable development to be carried out in accordance with planning permission granted by West Northamptonshire Council under reference WND/2022/1124.

P2407.5 WEST NORTHAMPTONSHIRE COUNCIL NORTH PLANNING COMMITTEE.

Members referred to the Agenda and details of planning applications to be considered at the West Northamptonshire North Planning Committee on Wednesday 15th May 2024 and concurred no representation from Daventry Town Council was required.

P2407.6 WEST NORTHAMPTONSHIRE COUNCIL STRATEGIC PLANNING COMMITTEE.

Members noted that the details of planning applications to be considered at the next scheduled meeting of the West Northamptonshire Council North Area Planning Committee, were yet to be released, as no member was available to attend on Tuesday 21st May 2024, a representative was not appointed to attend.

P2407.7 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
2024/0707/FULL	37 High Street Daventry NN11 4BG	Daventry Town Council has reviewed the amended application and submits an objection as it has not addressed the original concerns raised, DTC would like to reiterate its original comments that this is an overdevelopment of a building that has previously been a retail premises, with a lack of natural light for each of the proposed residential flats. Whilst the revision to the application provides a second access at the rear of the premises for two of the residential flats, the others will be accessed via a retail outlet. The amended plan shows a provision for the storage of cycles and waste storage, DTC would like to raise concerns with the security of this area due to the intended mixed use of the premises and how easily it will be accessed by all residents, as this is unclear.
2024/1333/FULL	6 Grovelands, Daventry, NN11 4DH	The Town Council has reviewed the application and submits an objection to the erection of a new dwelling on land adjacent to 6 Grovelands as it considers the proposal to be an

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		overdevelopment of the site that would not be in keeping with the distinctive characteristics of the Grovelands Development. This application conflicts with Daventry District Saved Local Plan policies GN2(A) and EN42(C) in relation to the overall scale, design, landscaping and layout as its overall scale and mass would result in an overbearing impact to the neighbouring properties resulting in a loss of light and privacy due overshadowing and would have a detrimental impact on the street scene for this locality. 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 and impacting traffic movement within the area. DTC would also like to highlight concerns with the restrictions to visibility with the proposed access and egress on to the highway. Residents have advised of a covenant that applies to the properties at the Grovelands which the proposed development would contravene. The amendments to the proposed development have been noted by the Town Council, the revisions do not address the concerns raised.
2024/2025/FULL	6 Roderick Way Daventry NN11 9AQ	No objection in principle.
2024/2074/FULL	Langley House, Lamport Drive, Daventry, NN11 8YJ	No objection in principle.

P2407.8 DATE OF NEXT MEETING

The next meeting of the Committee will be held on

- (i) Monday 20th May 2024 – on the conclusion of the Annual Town Meeting, to elect the Chair and Vice-Chair of the committee for the council year 2024/25.
- (ii) Wednesday, 29th May 2024.

The meeting closed at 18:58 hrs.

Signed 

Date 29/5/2024