



Daventry Local Area Planning Committee

Minutes of a meeting of the Daventry Local Area Planning Committee held at Forum, Moat Lane, Towcester, NN12 6AD on Wednesday 8 March 2023 at 6.00 pm.

Present:

Councillor Kevin Parker (Chair)
Councillor Alan Chantler (Vice-Chair)

Councillor Daniel Cribbin
Councillor Rupert Frost
Councillor Rosie Humphreys
Councillor David James
Councillor Peter Matten
Councillor Wendy Randall

Substitute Members:

Councillor Phil Bignell

Apologies for Absence:

Councillor Cecile Irving-Swift

Officers:

Eamon McDowell, Area Planning Officer
James Rodger, Development Management Manager
Neil Weeks, Planning Solicitor
Jeverly Findlay, Committee Officer

78. **Declarations of Interest**

None advised.

79. **Minutes**

RESOLVED:

That the Minutes of the Daventry Local Area Planning Committee of 2nd November 2022 be approved and signed as a correct record.

80. **Chair's Announcements**

The Chair's announced that application WND/2022/0964 – Moulton had been withdrawn from the agenda as comments were still awaited from the Lead Local Flood Authority.

81. **Planning application - WND/2022/0777 Crick**

Consideration was given to the report detailing the planning application which had been previously circulated.

WND/2022/0777 CRICK - CHANGE OF USE FROM DWELLING TO CHILDREN'S CARE HOME (CLASS C2) – 22, FALLOWFIELDS, CRICK.

The Area Planning Officer outlined the application which was acceptable in principle as the change of use was residential in nature and the house was in a residential area. The access was off an existing cul-de-sac, which served 5 dwellings with a shared turning area for residents. There were no physical changes proposed to the building and one of the bedrooms would be converted to a staff room. Two members of staff would work on a shift basis and there would be a change over.

Members' attention was drawn to the list of late representations and that the views of the Local Highway Authority (LHA) that had been included in the Officer's report had been based on an amended plan showing an additional parking space in front of No.22. The block plan had been revised which removed the third space in front of No.22 and reverted to the provision of 2 spaces in front of the garage. The LHA had considered the amended version of the parking layout and reverted to their original position of objection.

Ms Ballantyne spoke against the application and highlighted that there was only 1 parking space provided for the property and potentially there could be 2 cars parked at the property for the entire day. Ms Ballantyne queried where visitors would park.

Mr Barham spoke against the application and raised concerns regarding the proposed change of use that the application could have on the area and that there would be 10 members of staff employed to work at the home on a shift basis.

Mr Hughes spoke on behalf of the parish council and highlighted the impact on residential amenity. There was insufficient parking in the area at the weekends and the evenings and he considered that the house was not appropriate for use as a care home. In order to access the third parking space, cars would have had to drive across the garden of the other properties.

Councillor Rosie Humphreys noted that she had called the application in due to concerns regarding parking pressures and the effects on residential amenity. It was a finely balanced application and an objection had been raised by the Highway Authority.

Councillor Alan Chantler proposed that the application be refused on the grounds specified by the Highway Authority as there was insufficient parking and difficulty moving vehicles. The proposition was seconded by Councillor Phil Bignell. Councillor Rosie Humphreys proposed that an additional reason be added that the residential amenity would be adversely affected due to the parking issues and this was contrary to policy R1 of the Local Plan. The proposer and seconder accepted this additional reason for refusal.

It was highlighted that the members of staff could walk to work or park in an adjoining street. It was suggested that a policy may be required to cover this specific type of residential use as it was important that there be provision for properties to house children in care.

On being put to the meeting, the proposition to refuse the application was declared carried with 8 voting in favour, 1 against and 1 abstention.

RESOLVED:

That the application be refused for the following reasons:

The LPA considers that the proposed change of use would represent an unacceptable form of development on the grounds that it fails to meet the the parking standards of the Local Highway authority.

These standards require the proposed C2 use to be served by 3 parking spaces which cannot be provided within the application site in a manner that would be practical and not obstruct other vehicles.

The proposed parking arrangements to serve the development comprise 2 parking spaces in a tandem layout which would be accessed over a private turning area that is shared by other residential properties in a small private cul-de-sac.

It is considered that the substandard level of parking together with the tandem layout would not be practical but would result in conditions that will detract from the amenity the occupants of neighbouring residential properties might reasonably expect to enjoy as a result of the comings and goings of staff and visitors and the need to manoeuvre cars in and out of the site via the private turning area.

Accordingly the Council considers the development would conflict with the provisions of planning policies RA1 (C) (vii) (Primary Service Villages, RA5 (ii) (Conversion of buildings) and ENV10 viii (Design) of the Settlements and Countryside Local Plan (Part2) for Daventry District 2011-2029 (February 2020) Part II Local Plan and Policy Crick 1 (e) of the Crick Village Neighbourhood Development Plan 2014-2029 (reviewed Dec. 2021).

The Chair asked that it be recorded in the minutes that it would be beneficial if Officers from the Highway Authority could attend the planning meetings to provide advice.

The meeting closed at 6.40 pm

Chair: _____

Date: _____