



**West
Northamptonshire
Council**

North Planning Committee

Minutes of a meeting of the North Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 3 April 2024 at 6.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Peter Matten (Vice-Chair)
Councillor Sally Beardsworth
Councillor Daniel Cribbin
Councillor Rupert Frost
Councillor Cecile Irving-Swift

Apologies for Absence:

Councillor James Hill
Councillor Cathrine Russell

Officers:

Eamon McDowell (Planning Team Leader)
Oliver Billing (Senior Planning Officer)
Theresa Boyd (Planning Solicitor)
Ed Bostock (Democratic Services Officer)

51. Declarations of Interest

Councillor Frost advised of a predetermination in respect of items 6b and 6c as the Call-In author. He would speak on the items and take no part in the discussions or votes.

52. Minutes

The minutes of the meeting held on 7 February 2024 were agreed and signed by the Chair.

53. Chair's Announcements

The Chair advised that item 6a had been withdrawn from the agenda. He also advised that the presentations for items 6b and 6c would be given together and that speakers who had registered for both items would be given 6 minutes to address the Committee.

54. Applications for Determination

**55. WND/2021/0369 - Use of land for the stationing of caravans for residential use.
Land At Stowe Hill, Watling Street, Weedon (Stowe Nine Churches Parish)
Northamptonshire NN7 4RZ**

This item was withdrawn from the agenda.

56. **2023/7743/FULL - Removal of the existing modern catslide roof & dormers, construction of a rear two-storey and first floor rear extension (Re-submission of WND/2023/0132). Rosewood Cottage, Church Green, Badby NN11 3AS**

Councillor Frost moved to the public gallery at the beginning of the item.

The Planning Officer advised that the presentation would cover items 5b and 5c. The Committee considered applications 2023/7743/FULL and 2023/7744/LBC for the removal of the existing modern catslide roof & dormers, construction of a rear two-storey and first floor rear extension, and Listed building consent for the removal of the existing modern catslide roof & dormers, construction of a rear two-storey and first floor rear extension.

The Planning Officer explained that previous works to the side of the cottage, the catslide roof, and rear dormers; the applications for these works were submitted in the late 1980s. Listing of the property took place around the same time.

Catherine Martin, on behalf of Badby Parish Council, addressed the Committee in favour of the application. She advised that the Parish Council supported the application; it improved the building with no negative impact on neighbouring properties and did not feel detrimental to the conservation area. There were also no objections from neighbours.

In response to a question, Ms Martin felt that the proposed design would be more in-keeping than the current design, and that the aesthetic of the building would be improved.

Councillor Frost, in his capacity as a ward member for Woodford & Weedon, addressed the Committee in favour of the application. He stated that planning officers and other parties were interpreting Policy BN5 of the West Northamptonshire Joint Core Strategy differently; he did not believe that the application contravened the policy, nor did it contravene any policies relating to the protection and enhancement of the built and natural environment in the Local Plan Part 2. Councillor Frost felt that it would be helpful if officers could elaborate as to why they felt that the application breached council policies.

Councillor Frost returned to the public gallery and took no part in the discussion or vote.

Robert Bradbury, a local resident, addressed the Committee in favour of the application. He commented that the same family had resided in the property for 5 generations which was restored between 1987 and 1991. The property was Listed at the same time with a full description of the front elevation but no mention of the rear elevation. The rear wall was not original since it required complete reconstruction with the original materials. The property could not be seen fully from the highway as it was set 20m back and the site sloped away from the street. He noted that there were

already several properties with large extensions in the conservation area and there was strong support from local residents and the parish council.

In response to a question, Mr Bradbury advised that due to the steep sloping of the site, the new extension was not as stark in contrast to the main building as the plans showed.

Gill Nelson, a local resident, addressed the Committee in favour of the application. She believed that the proposed impact was less than substantial and that any harm would be mitigated. She argued that the property should be as large as possible due to lack of development space and that a larger dwelling would secure viability and sustainability. There was widespread local support for application and Ms Nelson asked the Committee to consider the application favourably. She also noted that many properties were listed together in Badby in 1987.

Jo Hind, applicant, addressed the Committee in favour of the application. She advised that the property had been extended, floors, walls and roof rebuilt in 1987, and Listed at the same time. She further advised that the remaining rear elevation was not original. All the internal alterations were in the new part of the property.

The Planning Officer advised that concerns had been raised to the applicant on a previous application which had been withdrawn. A new application was submitted which had been duly determined by officers.

The Committee discussed the report and the following points were raised:

- The extension was not sufficiently subservient to the main property.
- The extension would allow the family to continue to live in the property.
- The amount of local support for the proposal should not be ignored.

Councillor Matten proposed and Councillor Irving-Swift seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 3 votes for and 2 votes against.

RESOLVED:

That the application be **REFUSED** per the officer recommendation.

57. **2023/7744/LBC - Listed building consent for removal of the existing modern catslide roof & dormers, construction of a rear two-storey and first floor rear extension (Re-submission of WND/2023/0133). Rosewood Cottage, Church Green, Badby, NN11 3AS**

The officer presentation and debate took place as part of the previous item.

Councillor Matten proposed and Councillor Irving-Swift seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 3 votes for and 2 votes against.

RESOLVED:

That the application be **REFUSED** as per the officer recommendation.

Councillor Frost left the meeting at this juncture.

58. **Urgent Business**

None.

The meeting closed at 6.56 pm

Chair: _____

Date: _____