



**West
Northamptonshire
Council**

Daventry Local Area Planning Committee

Minutes of a meeting of the Daventry Local Area Planning Committee held at Council Chamber, Lodge Road, Daventry NN11 4FP on Monday 10 January 2022 at 6.00 pm.

Present	Councillor Kevin Parker (Chair) Councillor Alan Chantler (Vice-Chair) Councillor Daniel Cribbin Councillor Rupert Frost Councillor Rosie Humphreys Councillor Daniel Lister Councillor Peter Matten Councillor Wendy Randall Councillor Cecile Irving-Swift
Substitute Members:	Councillor Cecile Irving-Swift (for Councillor Harrington-Carter)
Apologies for Absence:	Councillor Lauryn Harrington-Carter
Officers	Marina Watkins, Committee Officer Justin Price-Jones, Planning Solicitor Chuong Phillips, Principal Planning Officer

30. **Declarations of Interest**

Councillor Cribbin advised that he was unaware of the company taking over the premises for application WND/2021/0635 at Woodford Halse, but declared that he was a member of the Co-op. Councillor Matten pointed out that he worked for Tesco. The Council's Legal Adviser advised that this was acceptable.

31. **Minutes**

RESOLVED:

That the Minutes of the Daventry Local Area Planning Committee of 8th December 2021 be approved and signed as a correct record.

32. **Chair's Announcements**

None advised.

33. **Application WND/2021/0635 WOODFORD HALSE**

WND/2021/0635 WOODFORD HALSE– Single storey rear extension to ground floor to increase retail area, new shop front and removal of render – 34-36 STATION ROAD, WOODFORD HALSE

The Area Planning Officer outlined the application and drew member's attention to the list of late representation. The Conservation Officer considered that the alterations now proposed would enhance and positively contribute to the Conservation Area. Concerns remained regarding the proposed rear extension and the harm needed to be weighed against the benefits of the scheme. The proposal was to create one unit from two currently vacant terraced units. Planning Permission was not required for the removal of the internal walls but consent was needed for the changes to the shop front and the rear extension. There were different ground levels around the site, but it was considered that the extension would remain subservient to the main building.

The Parish Council had expressed strong concerns regarding traffic and parking in the area, although officers were of the opinion that the parking issues were an existing matter, and the site was already an off licence and newsagents/greengrocer. Approval was recommended.

Geri Rowe spoke on behalf of the Parish Council. Councillor Rupert Frost, the ward member who had called the application in, addressed the Committee.

Councillor Frost supported a prosperous and vibrant High Street but there were parking concerns and options should be explored. It was questioned whether a condition could be imposed requiring the applicant to provide extra parking on land nearby. The Principal planning Officer advised that conditions could not be imposed on applications for problems that already existed.

Councillor Frost noted that the current shops had not traded for some years and traffic problems would be more severe now. Councillor Frost proposed an amendment requiring a condition to be imposed on delivery times, with deliveries only before 8am or after 6pm. The Principal Planning Officer considered the suggestion to be unreasonable as the current units could be put back into use with no such restrictions. It could be argued that the frequency of deliveries for one unit would be less than for two.

Councillor Wendy Randall was aware of the area and noted that parking had always been an issue as was often the case in villages. Most residents welcomed the proposal. Councillor Randall proposed that officer's advice to approve the application be accepted. The proposition was seconded by Councillor Daniel Cribbin, who added that all villages had problems with traffic and parking. It was suggested that perhaps the Parish Council could investigate alternative ways of alleviating the parking issues in the area, outside of this application.

Councillor Frost put forward his amendment that a condition be added requiring delivery times to be before 8.30am or after 5.30pm. The proposition failed for lack of a seconder.

The Principal Planning Officer noted that Highways had raised no objections. Councillor Cecile Irving-Swift understood Councillor Frost's concerns but noted that the properties were already shops and the footfall should not change dramatically. The Conservation Officer considered that the development would improve the frontage of the buildings.

The proposition to accept officers advice was put to the meeting and declared carried with 8 voting in favour and one abstention.

RESOLVED:

That the application be approved as set out in the report.

34. Urgent Business

None advised.

The meeting closed at 6.20 pm

Chair: _____

Date: _____