SITE VIEWING GROUP VISITS
24th MAY 2005

Present: Councillors Morrall, Patel, Ryan and Waters.

1. WP/2004/0881F – LAND BETWEEN 12 AND 18 DUKE STREET, WELLINGBOROUGH

In addition to the Site Viewing Group, others present were:

A Arden (Housing Strategy and Planning Officer), W Cattell (Senior Development Control Officer), M Kilpin (Principal Development Control Officer) and R Yee (Regulatory Services Manager).

Councillor Miles (Ward Councillor).

The Group assembled at the front of the site.

The amended plans were displayed which showed that the proposed rooms in the roof space had been removed and the height of the roof had been reduced.

The proposed development would therefore have less impact on nos. 12 and 18 Duke Street.

Councillor Miles asked what was proposed for the boundary of the site and what colour brick would be used for the dwellings?

The officers advised that as part of the proposed development, the site boundaries would be fenced. There was a condition proposed relating to external facing materials and it was suggested that the brick should match that used for no. 18.


In addition to the Site Viewing Group, others present were:

W Cattell (Senior Development Control Officer), M Kilpin (Principal Development Control Officer) and R Yee (Regulatory Services Manager).

Councillor Smith (Ward Councillor).

The applicants.

Mr T Barratt (Environment Agency) joined the Group towards the end of the visit.
The Group assembled on site, initially at the front of the former mill, then viewed the interior of the former mill and finally walked around to the rear of the building.

The applicants outlined the proposal to convert the former mill into a self-contained dwelling for holiday let purposes.

The works would involve:

- Utilising the first floor and the roof space for living accommodation.
- The ground floor would be used for garaging and to form the access to the dwelling. The existing double width ‘up and over door’ would be replaced by something more suitable and the middle garage doors would be removed and replaced by a pedestrian door and a window which would be the access to the dwelling.
- Three roof lights would be installed in the front elevation and a further three in the rear elevation.
- Additional windows would be inserted at first floor level in the rear elevation.
- The roof, which was currently concrete tiles, would be replaced by slate.
- Some internal and external structural work was required as identified by the structural survey.

Mr Barratt stated that the Environment Agency had requested the inclusion of a condition to ensure the dwelling was not occupied between 1st December and 30th April inclusive, as this was the period when the area was most at risk from flooding.

3. WP/2005/0252F – LAND REAR OF 79 HIGH STREET, FINEDON

In addition to the Site Viewing Group, others present were:

W Cattell (Senior Development Control Officer), M Kilpin (Principal Development Control Officer) and R Yee (Regulatory Services Manager).

The landowner.

The developer and his agent.

2 local residents.

5 Parish Council representatives.

The Group assembled on the site in Tann Road.
The developer and his agent outlined the proposal to demolish the existing outbuildings and construct two 3-bedroom dwellings and associated parking. As part of the scheme parking provision would also be made for 79 High Street.

The concerns of the neighbours were:

- One parking space per dwelling was insufficient, the area already suffered from on-street parking which made access in Tann Road difficult and at times impossible for larger vehicles.
- Two dwellings on the site were too much. It would be overbearing and result in loss of amenity to existing dwellings.
- Overlooking from the proposed first floor balconies in the rear elevation.
- One dwelling, preferably single-storey, would be acceptable.

The Group then viewed the proposal from the rear garden of 77 High Street.

The Parish Council representatives stated that the views of the Parish Council were:

- The proposal was an overdevelopment of the site.
- One dwelling, either single or two-storey would be preferable.
- If it was a two-storey dwelling, then the proposed balconies should be removed.