

SITE VIEWING GROUP VISITS
13th JULY 2010

Present: Councillors Dean, Griffiths, Morrall, Ward and Waters.

1. WP/2010/0143(FM) – DUKE OF YORK, 159 NORTHAMPTON ROAD, WELLINGBOROUGH

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

M Kilpin (Development Control Team Leader) and A Stevenson (Design and Conservation Officer).

Councillor Hawkes (Ward Councillor).

The applicant's representatives (2).

11 local residents.

The Group assembled on the site.

The applicant's representatives outlined the proposal to demolish the existing public house building and replace it with a residential care home. A plan was displayed showing the footprint of the existing building; the footprint of the proposed building together with parking provision and an amenity area. Elevation plans were also displayed showing the design and the positioning of the 3 and 4 storey elements. The scheme had been reduced from 78 to 72 units.

The access points to the development off Northampton Road and Kingsway were identified on site.

The residents raised the following issues:

- the massing of the building would have a detrimental impact on the dwellings to the north east of the site;
- loss of light to gardens;
- overlooking;
- the proposal was an overdevelopment of the site;
- road safety concerns in respect of parking and traffic movement;
- detrimental impact on amenities of existing residents due to noise, odours, lighting.

2. WP/2010/0171(RMM) – LAND TO THE REAR OF HOMESTEAD FARM, 1 CHURCH LANE, BOZEAT

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

M Kilpin (Development Control Team Leader) and A Stevenson (Design and Conservation Officer).

The applicant's representative.

1 Parish Council representative.

2 interested parties.

The Group assembled on the site.

The applicant's representative outlined the proposal for approval of reserved matters in respect of the access, appearance, landscaping, layout and scale details for 14 houses.

The scheme had been redesigned to reduce the amount of tarmac and hard standing from 2,100 square metres to 1,600 square metres. The scheme represented a better use of the land and reduced its impact on existing dwellings. The 2½ storey element had been removed and the scheme was now a mix of 4-bedroom detached and 3-bedroom terrace dwellings. The design of the development attempted to replicate key features of the village.

The access to the site is to be taken through a separate housing development site that fronts onto the High Street.

The Parish Council representative advised of concerns regarding flooding due to run-off and poor drainage in the area and possible problems associated with an increase in traffic on High Street.

The applicant's representative stated there would be full attenuation works to contain surface water on the site and the area would benefit from the fact that the tarmac surface of the former working men's club car park would be replaced by gardens. As regards traffic there were no objections from the Highway Authority and this application was for approval of reserved matters as the principle of development had been already been approved.

3. WP/2010/0181(F) – 1 JUBILEE TERRACE, MIDDLE STREET, ISHAM

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

M Kilpin (Development Control Team Leader) A Stevenson (Design and Conservation Officer).

Councillor Timms (Ward Councillor).

The applicant and his architect.

2 Parish Council representatives.

2 local residents.

The Group assembled outside the site.

The applicant's architect outlined the proposal to refurbish the existing dwelling house and erect a 2-storey extension. The extension would be half the width of the existing dwelling and extend 4.8 metres in length. There would be no windows at first floor level of the wall looking over Middle Street and roof lights on the other side to prevent overlooking into gardens of Jubilee Terrace. The gable end of the extension would have windows at ground and first floor levels. The distance between the end of the extension and properties in Park Close was 19 metres. The roof line of the extension would be slightly lower than the existing dwelling. A parking bay, for 1 vehicle, would be provided within the curtilage of the dwelling off Park Close.

The following issues were raised:

- with the removal of screening from the rear of the property to provide a parking area there would be overlooking into the properties in Park Close;
- there was insufficient on-site parking which would result in additional parking problems in the area, especially Park Close which had a narrow carriageway;
- the dwelling should remain at its current size as there was a need for affordable homes in the village.