

**SITE VIEWING GROUP VISIT
2 OCTOBER 2018**

Present: Councillors Bell, Lloyd, Maguire and Morrall.

(Councillor G Lawman also attended).

1. WP/18/00466/FUL – 188 STATION ROAD, IRCHESTER

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

D Kirk (Senior Development Management Officer)

F Hubbard (Democratic Services Officer)

Councillor Carr

Representatives from Irchester Parish Council

Applicants

Local resident

The site viewing group assembled and the applicant explained the scheme for the conversion of a redundant agricultural building to residential use which was granted prior approval under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), 18 months ago. Amended plans to the original prior approval had been drawn up with slight deviations but the amended plans were never submitted to the local authority. The applicant thought the agent had submitted the amended plans therefore the work being carried out was following the amended plans, which had been agreed by the council's building regulations team.

The applicant explained that there was no increase in dimensions within the internal space but there was an increase of 100mm each side of the building and 100mm forward. He also stated that the roof would increase by 40mm but this would not deviate from the profile. In addition there was also a slight deviation to the windows but there was no overlooking.

There was a designated residential garden area and a retaining wall constructed to the rear and there would be steps up to the garden.

A parish council representative asked if the trees were protected on the site and could these be preserved. Councillor Carr advised that during work on the neighbourhood plan these trees were classed as being in the open countryside and it was advised not to do this. The Senior Development Management Officer advised that the council's landscape officer could be consulted, as to whether the trees were worthy of a TPO. The applicant stated that the trees stopped people looking in and were also a sound barrier to the main road.