

Wilby Parish Council
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MINUTES
04th February 2021

Chairman:
Stephen Borrett
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Clerk:
Vicky Smith
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Minutes of the Parish Council Meeting held at 7.30pm on 4th February via Zoom.
Present: Cllrs Borrett, Thompson, Capperauld, Harland, Hodges, Stevenson; Clerk, Mrs Vicky Smith; Borough Councillor Graves; 2 members of the public

046/20	<p>Opening Procedures</p> <p>a.) No apologies were received b.) No interests were declared c.) The minutes of the ordinary meeting 18th January 2021 were approved as an accurate record</p>	ACTION
047/20	<p>Public Time</p> <p>Mr Prestridge whose property is next to the site at 1 Mears Ashby Road made the council aware of his concerns regarding the impact the planning variation to be discussed under item 048/20. Mr Everton, the applicant, explained why the variation applied for in NW/21/00055/VAR was required and explained how the work is being executed.</p>	
048/20	<p>Planning Planning Application NW/21/00055/VAR <i>Variation to condition 2 of Appeal Decision reference APP/H2835/D/15/2213642 (WP/2013/0541/F)</i></p> <p>The Parish Council considered this application to amend the building line as originally proposed in the Planning consent granted, at Appeal, some 7 years ago. The following points were noted:</p> <ul style="list-style-type: none"> • The Council is disappointed to note that the work has already commenced creating the new proposed building line in advance of this application being submitted, resulting in this being presented retrospectively as an effective “fait accompli”. • The applicant has not followed the correct procedure of obtaining revised permission first which would have given Wellingborough Council greater scope to judge this application on its merits. • The concerns of the neighbouring residents at 114 Main Road appear valid especially the potential for flooding onto their property from the significant roof area which will abut the boundary wall. • There is concern over a crack which has appeared in the boundary wall since the new structure has been built. • The length of time that has elapsed since the original approval was granted is now unacceptably long. All work, including landscaping, must now be completed very shortly, leaving a neat and tidy site, fully in keeping with the surroundings in the heart of the village. <p>The Council welcomed Borough Councillor Graves suggestion that he will seek to call this application in and ask that it is dealt with by BCW Planning Committee, thus with time allotted for public comment.</p> <p>RESOLVED: Wilby Parish Council objects to this application and requests that in the event of retrospective approval being given to this change, a condition should be applied that all reasonable steps are taken by the applicant to address and mitigate the neighbour’s concerns to ensure as satisfactory an outcome as possible is achieved for all parties impacted by the large development on this small plot at 1 Mears Ashby Road.</p> <p>It further requests the close involvement of Building Control to deliver the project and prompt completion of the work.</p>	Cllr Graves
	There being no other business, the meeting closed at 8pm	

Date of next Parish Council Meeting, Monday 15th March, 2021 at 19:30 via Zoom

Chairman..... Date.....

N.B. These minutes are in draft format until formally approved and signed by the Chairman