

DEVELOPMENT CONTROL COMMITTEE

Date: 11 June 2014

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry JP Chairman
Barbara Jenney Vice Chairman
Derek Capp Anna Sauntson
Roger Glithero JP Philip Stearn
Andy Mercer Robin Underwood
Bob Nightingale Peter Wathen
Ron Pinnock Pam Whiting
David Read

35. MINUTES

The minutes of the meeting held on 28 May 2014 were approved and signed by the Chairman.

36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Dudley Hughes JP, Brian Northall and Alex Smith

37. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, the Head of Planning Services submitted a report and circulated an updated report detailing progress with regard to the drafting of S106 agreements in respect of matters where the committee had previously resolved to grant planning permission, subject to the prior finalisation of such an agreement.

Members considered a request by the Head of Planning Services for an extension in respect of applications EN/12/01368/FUL Glapthorn Road, Oundle until the end of July 2014 and EN/12/01957/FUL Midland Road, Thrapston until the end of July 2014

RESOLVED:

1. That the report be noted.
2. That extensions in respect of applications EN/12/01368/FUL Glapthorn Road, Oundle and EN/12/01957/FUL Midland Road, Thrapston, until 31 July 2014 be approved

38. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

The following interests were declared in the agenda items specified below:-

(a) Declarations of Interest

Councillors	Applications	Nature of Interest	DPI	Other interest
Roger Glithero JP	EN/14/00399/FUL	Owens land adjacent to the site subject to the application		Yes

(b) Informal Site Visits

Councillor Robin Underwood indicated that he had undertaken an informal site visit to Coffee Tavern Lane, Rushden (EN/14/00739/FUL).

39. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- ii) **Mr Pat Dooley** – 14/00739/FUL – Land Corner of Coffee Tavern Lane and Corner of Rectory Road, Rushden (Applicant's Agent)
- iii) **Mr Alan Smith** – 14/00616/FUL – 6 West Street, Oundle (Objector)
- iv) **Miss E Ratcliffe** – 14/00399/FUL, The Old Rectory, Church Lane, Bulwick (Applicant)

40. PLANNING APPLICATIONS

The committee considered the planning applications report, with updated information on a number of the applications and representation made by public speakers at the meeting.

(i) **14/00739/FUL – Land Corner of Coffee Tavern Lane and Corner of Rectory Road, Rushden, Northamptonshire**

The committee considered a report detailing an application for a proposed residential development of 9 flats, which consisted of 7 one bed roomed flats and 2 two bed roomed flats, with amenity area, parking and cycle parking. The application had been brought before the committee at the request of Councillor Gill Mercer.

Members noted that Rushden Town Council had raised an objection.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the amended conditions detailed within the update report.

(ii) **14/00616/FUL – 6 West Street, Oundle, Peterborough**

The committee considered an application which proposed a change of use from A1 (shops) to A3 (restaurants and cafes)

The application had been brought before the committee as Oundle Town Council had objected to the proposal. The committee noted that further comments had been received from local residents, which were detailed within the update report that was circulated at the meeting. It was also noted that petition listing 390 signatures objecting to the application had also been received.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the amended conditions detailed within the update report.

(iii) 14/00528/FUL – Brook Farm Cottage, Brooks Road, Raunds, Northamptonshire

The committee considered a report detailing an application for the conversion of an attached barn into three bedroomed unit, with a garden to the rear and access from the existing entrance onto Brooks Road; and an extension to the existing two bedroomed cottage for form a new utility room

The application had been brought before the committee as it proposed a residential development in the countryside

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report, and the amended conditions detailed within the update report.

(iv) 14/00399/FUL – The Old Rectory, Church Lane, Bulwick, Northamptonshire

The committee considered a report detailing an application for the erection of a new car port with a games room in the roof space. The application had been brought before the committee at the request of Councillor Glithero.

Members noted that Bulwick Parish Council had objected to the proposal.

The committee **agreed to undertake a site visit** and to determine the application at a future meeting.

(v) 14/00293/FUL – Oundle Lodge, Stoke Doyle Road, Oundle, Peterborough

The committee considered a report detailing an application for the erection of a new farm complex, which consisted of five agricultural buildings.

Members noted that Oundle Town Council had no objections to the proposal. Members further noted that a letter of support for the proposal had been received.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the amended conditions detailed within the update report.

(vi) 14/00567/FUL – 3 Vine Hill Drive, Higham Ferrers, Rushden Northamptonshire

The committee considered a report regarding the construction and siting of a large shed in the rear garden (retrospective). The application had been referred to the committee at the discretion of the Head of Planning Services as the applicant is related to an elected member of the Council.

Members noted that three letters of objection had been received from neighbours, and further noted that one letter of support had also been received.

The committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the amended conditions detailed within the update report.

41. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following item of business because exempt information, as defined under paragraphs 1 and 6 of Part 1 of Schedule 12A of the Local Government Act 1972 may be disclosed.

42. 15 WEST STREET, OUNDLE

The committee considered a report from the Senior Conservation Officer which advised the members on the progress of the enforcement work related to 15 West Street, Oundle.

It was noted that, with the exception of one outstanding issue, the works required under the enforcement notice had completed satisfactorily. Accordingly it was recommended that this action had negated the need to undertaken direct action and that prosecution would not be in the public interest.

RESOLVED:

That no further prosecution action be undertaken in respect of the enforcement activity at 15 West Street, Oundle.

Chairman