

DEVELOPMENT CONTROL COMMITTEE

Date: 13 August 2014

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

123. MINUTES

The minutes of the meeting held on 23 July 2014 were approved and signed by the Chairman.

124. APOLOGIES FOR ABSENCE

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

125. 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 and EN/12/01957/FUL Midland Road, Thrapston until the end of September 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 be approved.

126. 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
Andy Mercer	14/1002/FUL	Member of the Conservative Club		Yes – left the room
Barbara Jenney	14/1002/FUL	Member of the Conservative Club		Yes – left the room
Robin Underwood	14/1002/FUL	Attended meetings at the venue		Yes
Ron Pinnock	14/1002/FUL	Attended meetings at the venue		Yes
Marika Hillson	14/1002/FUL	Attended meetings at the venue		Yes
Roger Glithero	14/01214/FUL	Knew the Applicant and was familiar with the site from a previous application		Yes
David Read	Item 7 Distribution of S. 106 monies at Lanterns in Irthlingborough - 08/02282	Family member had purchased a house on the site		Yes

(b) Informal Site Visits

None were reported.

127. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- i) **Mr Bob Parkes** – 14/00963/VAR – 161 High Street, Rushden (Agent)
- ii) **Mr Neville Wood** – 14/01002/FUL- 44 High Street South, Rushden (Agent)
- iii) **Mr David Shaw** – 14/00789/REM – Phase 2, Warf Park Way, Raunds (Agent)
- iv) **Mr K Cliff** - 14/00837/FUL - Judy's Hill, Kings Arms Lane, Polebrook (Applicant)
- v) **Mr David Shaw** – 14/00881/VAR – Phase 2, Warf Park Way, Raunds (Agent)

128. 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) 14/00963/VAR – 161 High Street, Rushden, Northamptonshire

Since the Committee report had been written the applicant had opted to withdraw the proposal to delete Condition 5. In addition the applicant had also revised the proposed hours for the operation of the home delivery shopping canopy on Sundays to between 0900-16.00 hours so that it would fit with existing delivery times previously agreed. Therefore the application was now only to vary condition 3 of the existing permission.

The Senior Environmental Officer had reassessed the proposal and had confirmed that there was no objection to the proposed times for Saturdays and Sundays.

- 0700-2200 Monday to Saturday (an increase of one hour in the morning)
- 0900-1600 on Sundays

The application had been brought before the committee at the request of Councillor Andy Mercer.

The Committee noted that Rushden Town Council had objected to the application, and further noted that one letter of objection had been received from a neighbour.

The Committee **agreed to grant** the application.

(ii) 14/010020/FUL – 44 High Street South, Rushden Northamptonshire

(The Vice-Chairman and Councillor Andy Mercer left the room during the committee's consideration and vote upon this item.)

The Committee considered a report detailing an application for the replacement of existing timber windows with double glazed, powder coated aluminium framed windows

The application had been brought before the Committee at the request of Councillor Robin Underwood.

The agent had submitted photographs of the existing windows.

The Committee **agreed to grant** the application with delegated powers to the Head of Planning Services and Ward Member, in consultation with the Chairman and Vice Chairman, to agree conditions.

(iii) 14/01214/FUL – Freestone Lodge, 50 Bridge Street, Kings Cliffe, Peterborough

The Committee considered a report detailing a retrospective application for the construction of a new drive to provide access to a recently approved builder's yard at Freestone Lodge in Kings Cliffe.

The application was brought before the Committee as the applicant is the Clerk for Kings Cliffe Parish Council.

The Committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and no adverse comments from the Local Highway Authority.

(iv) 14/00789/REM – Phase 2, Warth Park Way, Raunds, Northamptonshire

The Committee considered a reserved matters application to erect a B8 (storage or distribution) unit of 38,399 square metres and associated parking works pursuant to planning permission EN/11/00700/OUT.

The Committee **agreed to grant** the application, subject to the conditions detailed within the officer's report and the additional conditions regarding colour details and TV reception.

(v) 14/00837/FUL - Judys Hill, Kings Arms Lane, Polebrook, Peterborough

The Committee considered a report detailing an application for the erection of a four bedroomed 1.5 storey dwelling.

The application was brought before the Committee at the request of Councillor David Brackenbury.

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

The Committee **agreed to defer** consideration of the application pending a site visit on 27 August 2014.

(vi) 14/00881/VAR – Phase 2, Warth Park Way, Raunds, Northamptonshire

The Committee considered an application to vary condition 12 – Travel Plans pursuant to planning permission 11/00700/OUT.

The Committee **agreed to grant** the variation, subject to the conditions detailed within the officer's report.

129. EN/08/02282 – DISTRIBUTION OF S106 CONTRIBUTIONS, LANTERNS DEVELOPMENT IRTHLINGBOROUGH

The Committee considered the report regarding the progress of identifying potential projects for funding under S106 agreement for EN/08/02282/FUL (Bloor Homes, Lanterns Development, Irthlingborough), and to consider the allocation of funds between the various projects. Since the Committee report had been finalised the 120th dwelling had been occupied and the third instalment of £129,540.25, including interest, had become payable. It was suggested that additional funds be allocated to the Greenway Project.

RESOLVED:

That the allocation of funding from the S.106 Agreement be allocated as follows:

GP Surgery	£76,000
Greenway	£76,563.50
Community facilities	£120,000
Library facilities	£30,000
Total	£302,563.50

Chairman