

DEVELOPMENT CONTROL COMMITTEE

Date: 15 October 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
		Dudley Hughes JP	Anna Sauntson
		Andy Mercer	Phillip Stearn
		Bob Nightingale	Robin Underwood
		Ron Pinnock	

Prior to the commencement of business the Chairman noted that Planning Application 14/01014/FUL: Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden: had been recommended for deferral to allow sufficient time to resolve the outstanding highways matters which related to the Newton Road/Rectory Road junction improvement works.

209. MINUTES

The minutes of the meeting held on 24 September 2014 were approved and signed by the Chairman.

210. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero JP, Marika Hillson, Brian Northall, Alex Smith, Peter Wathen and Pam Whiting

211. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, the Head of Planning Services submitted 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.

All Applications noted on Appendix 1 of the Report had either been dealt with, or were due to be presented at Committee shortly.

RESOLVED:

1. That the report be noted.

212. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

No declarations of interest were noted.

(a) **Informal Site Visits**

No informal site visits were reported.

213. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- i) **Mr Alan Burns** - 14/01598/LBC Land south of Woodnewton Road, Nassington (On behalf of Nassington Parish Council)
- ii) **Mrs Jane Baile** - 14/01598/LBC Land south of Woodnewton Road, Nassington (Objector)
- iii) **Mr Jon Gibbison** - 14/01598/LBC Land south of Woodnewton Road, Nassington (Applicant)
- iv) **Mr Richard Serra** - 14/01082/REM Land North of Raunds Fronting Brick Kiln Road, North Street, Brooks Road and Midland Road, Raunds (Agent)
- v) **Councillor Derek Lawson** - 14/1537/REM Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers (On behalf of Higham Ferrers Town Council)
- vi) **Mr Turner** - 14/1537/REM Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers (Objector)
- vii) **Mr Lloyd Barrett** - 14/01350/FUL Land North of New Brook Farm, Islington, Titchmarsh, (Objector)
- viii) **Mr Mark Noakes** - 14/01350/FUL Land North of New Brook Farm, Islington, Titchmarsh, (On behalf of Titchmarsh Parish Council)

214. 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) **14/01177/FUL – Chelveston Renewable Energy Park, The Airfield, Chelveston Northamptonshire**

The Committee considered a report detailing an application for the proposed development of solar photovoltaic panels and associated equipment which included transformer kiosks, inverters, access tracks, security fencing and camera equipment.

Members noted that Melchbourne and Yelden Parish Council had strongly objected to the application. Members further noted that Hargrave Parish Council and the Ramblers Association had also objected to the application

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

(ii) **14/01298/LBC – 16 Park Walk, Brigstock, Kettering**

The Committee considered a report detailing an application for listed building consent to replace one window to the front elevation.

The application had been brought before the committee as Brigstock Parish Council had raised an objection, and Councillor Hughes supported the Parish Council

The Committee **agreed to grant** the listed building consent, subject to the conditions detailed in the officer's report.

(iii) 12/01957/OUT – Land between Oakleas Rise and A14 Midland Road, Thrapston

The Committee considered a report detailing an outline application for the erection of up to 75 dwellings and associated roads. The report considered the reduction in affordable housing only as all other matters had been considered at an earlier meeting. The application was supported by a viability appraisal.

The application had been brought before the Committee as it is a major application.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and the subject to a S.106 agreement.

(iv) 14/01598/LBC – Land South of Woodnewton Road, Woodnewton Road, Nassington

The Committee considered a report detailing an application for listed building consent to take down a length of existing listed rubble stone wall and rebuild in new position, in accordance with planning consent 14/00294/FUL.

The application has been brought before the Committee at the request of Councillor J Taylor.

The Committee **agreed to defer** the application to allow a site visit to be held.

(v) 14/01082/REM – Land North of Raunds, fronting Brick Kiln Road, North Street, Brooks Road and Midland Road, Raunds Northamptonshire

The Committee considered the report detailing the application for reserved matters (access, appearance, landscaping, layout and scale) at the site following approval of application 09/01626/OUT for

- 310 new dwellings
- A 68 bed care home and 19 close care apartments
- 1,859 sq.m of flexible, small scale office/light industrial floorspace
- 140 sq.m of community facilities; and
- Associated green infrastructure, including parkland, open space, allotments, community orchard and meadow.

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

(vi) 14/01014/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden Northamptonshire

The Committee agreed to defer consideration of the application to a future meeting to allow sufficient time for the Highways Authority to respond. See note at start of these Minutes.

(vii) 14/01537/REM – Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers, Northamptonshire

The Committee considered the report detailing the application for reserved matters (access, appearance, landscaping, layout and scale) for 166 dwellings following outline approval

The application had been brought before the committee as it proposed a major development.

The Committee agreed to **grant the application**, subject to the conditions detailed in the officer's report and revised S106 agreement and conditions. Further amendments to condition 7 to refer to completion rather than occupation, and to insert a reference to an "appropriately qualified consultant".

(viii) 14/01350/FUL – Land North of New Brook Farm, Islington, Titchmarsh, Northamptonshire

The Committee considered a report detailing an outline application for the erection of five market value and six affordable dwellings and bungalows.

The application had been brought before the committee as it proposed a major development.

The Committee agreed to grant the application, subject to the conditions detailed in the officer's report and revised S106 agreement and conditions.

The Committee agreed to **defer the application** to allow a site visit to be held.

215. APPEAL DECISION MONITORING REPORT

The committee noted the content of the Appeals Decision Monitoring Report, which provided an update on the appeal decision for the Planning Inspectorate from 18 August 2014 to 29 September 2014

Chairman