

DEVELOPMENT CONTROL COMMITTEE

Date: 20 April 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:	Councillors: Pauline Bradberry JP	Chairman
	Barbara Jenney	Vice-Chairman
	Derek Capp	Anna Sauntson
	Marika Hillson	Phillip Stearn
	Dudley Hughes JP	Robin Underwood
	Bob Nightingale	Peter Wathen
	Ron Pinnock	Pam Whiting
	David Read	

473. MINUTES

The minutes of the meeting held on 1 April 2015 were approved and signed by the Chairman.

474. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero, Brian Northall, and Alex Smith.

475. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

There were no declarations of interest noted.

(b) Informal Site Visits

Councillor Dudley Hughes indicated that he had visited the village of Sudborough many times. (15/00185/FUL)

Councillor Robin Underwood advised that he had visited the village of Sudborough. (15/00185/FUL). He had also visited the site relating to 15/00393/VAR.

Councillor Barbara Jenney advised that she had undertaken an unofficial site visit to Chapel Lane, Denford. (15/00353/OUT).

Councillor Ron Pinnock advised that he had driven by the site relating to 15/00185/VAR.

476. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

It was noted that no questions had been received.

477. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, the Head of Planning Services submitted an update 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 of time in respect of application EN/12/01957/OUT Midland Road, Thrapston until the end 30 June 2015.

RESOLVED:

1. That the report be noted.
2. That the extension in respect of application EN/12/01957/OUT Midland Road, Thrapston be approved.

478. DELEGATIONS TO HEAD OF PLANNING SERVICES

Members received a report which provided an update on the following applications where actions had been delegated to the Head of Planning Services.

It was noted that a sink hole had recently appeared on the Irthlingborough West site. The Head of Planning Services confirmed that appropriate investigations would be undertaken before the final sign off for work to commence.

EN/10/00857/OUT The Head of Planning Services confirmed that discussions were still ongoing.

479. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- i) **Jason Pocock** – 15/00185/FUL – 29 Main Street, Sudborough, NN14 3BX (Objector)
- ii) **Cllr. Peter Stephens** – 15/00185/FUL – 20 Main Street, Sudborough, NN14 3BX (on behalf of the Parish Council)
- iii) **Mike Sibthorp** - 14/01973, 14/01974, 14/01975, 14/01978, 14/01979 – Chapel Farm Buildings, The Green, Ashton (Agent for the Applicant)
- iv) **Robert Woolston** – 14/01854/FUL – Enterprise Road, Raunds (Agent for the Applicant)
- v) **Robert Woolston** – 14/00682/FUL – Queen Street, Raunds (Agent for the Applicant)
- vi) **Val Coleby** - 15/00353/OUT - Hill House, Chapel Lane, Denford (Agent for the Applicant)
- vii) **Mr Glyn Harry** - 15/00353/OUT - Hill House, Chapel Lane, Denford (Objector)

- viii) **Councillor Tony Baines** - 15/00353/OUT - Hill House, Chapel Lane, Denford (Speaking on behalf of Denford Parish Council)

480. PLANNING APPLICATIONS

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

(i) 15/00185/FUL – 29 Main Street, Sudborough

This application had been considered by the committee at its meeting on 1 April 2015, where members deferred the matter to attend a site visit.

The committee considered a report detailing an application for a first floor extension.

The application had been brought before the committee due to an objection received from Sudborough Parish Council and also because the applicant was an employee of East Northamptonshire Council.

The Head of Planning Services, in response to a comment from one of the public speakers, confirmed that the officer's recommendation was made on the basis of a fair and impartial assessment of the scheme, and had involved negotiation following earlier unacceptable proposals.

The committee noted that two letters of objection had been received from nearby residents.

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

(ii) 14/01973/FUL; 14/01974/FUL; 14/01975/FUL; 14/01978/FUL; 14/01979/FUL – Chapel Farm Buildings, The Green, Ashton

The committee considered the five applications detailing:-

- 14/01973/FUL - change of use of outbuildings (previously approved for unit 1) to one dwelling
- 14/01974/FUL - change of use of barns (units 2 and 3) into three dwellings;
- 14/01975/FUL - change of use of barn (unit 6) into three dwellings (flats);
- 14/01978/FUL - change of use of land from agricultural into six equestrian paddocks and to construct a field shelter for each paddock
- 14/01979/FUL – extension of parking area and erection of barns and garages to serve the dwellings.

The applications had been brought before the committee, in accordance with the Scheme of Delegation, as they proposed more than one residential unit within a Restricted Infill Village.

The committee **agreed to grant** the applications, subject to the conditions detailed in the officer's report and the update report.

(iii) 15/00241/VAR- Herne Lodge and Land, Ashton Road, Oundle

The committee considered an application to vary condition 27, revised details of site layout pursuant to planning permission 12/01614/FUL

The application had been brought before the committee as it proposed a variation of a major planning application.

The committee **agreed to grant** the variation, subject to the conditions detailed in the officer's report, the update report and S.106 negotiations.

(iv) 14/01854/FUL – Avenue Agricultural, Enterprise Road, Raunds

The committee considered a report detailing an unused brownfield site being redeveloped for 29 dwellings. The application had previously been approved by the committee on 17 December 2014 on the understanding that all 29 houses would be affordable units. However, when negotiating the conditions of the S.106 agreement the applicant had requested that only 12 units on the site be affordable.

It was confirmed that all units would be offered as affordable units, but more flexibility was required with the wording of the S.106 agreement to enable Spire Homes (who would eventually own and manage the site), to have the security charging that is sought for completed development, so that capital could be released to fund other affordable home developments. Spire Homes had submitted a "Letter of Intent" dated 13 March 2015 to confirm that their Board had agreed to seek funding for the proposed development on the basis as set out in the officer's report.

The committee **agreed to grant** the application, subject to the completion of a S.106 legal agreement, other conditions/informatives as detailed in the officer's report and the update sheet.

(v) 14/00683/FUL – Grensons Shoes Ltd, Queen Street, Rushden

The committee considered a report detailing the erection of 47 dwellings with associated access road including demolition of extensions and sheds to the rear of listed building. The application had previously been approved by the committee on 17 December 2014 on the understanding that all 47 houses would be affordable units. However, when negotiating the conditions of the S.106 agreement the applicant had requested that only 27 units on the site were affordable.

It was confirmed that all units would be offered as affordable units, but more flexibility was required with the wording of the S.106 agreement to enable Spire Homes (who would eventually own and manage the site) to have the security charging that is sought for completed development, so that capital could be released to fund other affordable home developments. Spire Homes had submitted a "Letter of Intent" dated 13 March 2015 to confirm that their Board had agreed to seek funding for the proposed development on the basis as set out in the officer's report.

The committee **agreed to grant** the application, subject to the completion of a S.106 legal agreement, other conditions/informatives as detailed in the officer's report and the update sheet.

(vi) 15/00353/OUT – Hill House, Chapel Lane, Denford

The committee considered a report detailing an outline application for five residential dwellings and garages, with access from Pegs Lane.

The application had been brought before the committee due to an objection received from Denford Parish.

The committee **agreed to refuse** the application for the reason of overdevelopment of the site and delegated authority to the Head of Planning Services to determine the wording of the decision notice, in consultation with the Chairman, Vice Chairman and ward member.

(vii) 15/00560/FUL – 10 Market Road, Thrapston

The committee considered a report detailing an application for the demolition of an existing kitchen, bathroom and external store, the erection of a ground floor extension to provide accessible bedroom and shower room; extension of the existing dining room and formation of a new downstairs family bathroom.

The application had been brought before the committee because the applicant is employed by East Northamptonshire Council.

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

(viii) 14/01751/FUL – The Benefield Wheatsheaf, Main Street, Upper Benefield

The committee considered a report detailing an application for the conversion and change of use of The Wheatsheaf Coaching Inn to provide six residential units and two detached new build dwellings.

The application had been brought before the committee due to the number of dwellings proposed.

Members noted that three letters of objection had been received from nearby residents.

The committee **agreed to refuse** the application on the grounds that the proposal was out of character with the village, that the new housing outside the village boundary was not considered to be justified and that there was inadequate justification for loss of the business. The committee delegated authority to the Head of Planning Services to determine the wording of the decision notice in consultation with the Chairman, Vice Chairman and ward member.

(ix) 15/00417/FUL – Garage Block, adjacent 76 St Peters Road, Oundle

The committee considered a report detailing an application for the demolition of existing garages and the construction of two affordable two bedroom bungalows with associated parking.

The application had been brought before the committee due to an objection from Oundle Town Council.

Members noted that one letter of objection had been received from a nearby resident.

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

(x) 15/00393/VAR – Garages rear of 15 St Marys Avenue, Rushden

The committee considered an application to remove condition 15 on application 13/01572/FUL which required the land between Brooke Close and the application site to be surfaced to the same specification as the site (highway improvement).

The application had been brought before the Committee due to an objection from Rushden Town Council.

The Committee **agreed to refuse** the variation, as resurfacing of the access would be required to make the scheme acceptable in highway terms and delegated authority to the Head of Planning Services to determine the wording of the decision notice, in consultation with the Chairman, Vice Chairman and ward member.

481. VOTE OF THANKS

As it was the final meeting before the municipal elections on 7 May 2015, the Chairman, Councillor Pauline Bradberry JP, thanked all members of the committee and those other members of the council who had served on the Development Control Committee since May 2011.

Members of the committee also thanked Councillor Bradberry for her work as Chairman of the Development Control Committee and, as she would not be seeking re-election on 7 May 2015, wished her a long and happy retirement.

Chairman