

PLANNING MANAGEMENT COMMITTEE

Date: 10 June 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:

Councillors:	Phillip Stearn	Chairman
	Gill Mercer	Vice-Chairman
	Richard Gell	Andy Mercer
	Roger Glithero JP	Ron Pinnock
	Helen Harrison	Geoff Shacklock
	Sylvia Hobbs	Alex Smith
	Helen Howell	Robin Underwood
	Barbara Jenney	Peter Wathen
	Lance Jones	Pam Whiting

15. MINUTES

The minutes of the meeting held on 20 April 2015 were approved and signed by the Chairman.

16. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dudley Hughes JP and Anna Sauntson.

17. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer	15/00946/NCC Ringstead Grange Quarry	Vice Chairman on the Development Committee at the County Council		Yes
Richard Gell	15/00460/EXT Chelveston Renewable Energy Park 15/00946/NCC Ringstead Grange Quarry	Local Secretary of the Ramblers Association who were consulted on the application.		Yes

(b) Informal Site Visits

No informal site visits were noted.

18. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

It was noted that no questions had been received.

19. 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 applications EN/14/01350/FUL Land North of New Brook Farm, Islington until the end of June 2015, EN/14/00683/FUL and EN/14/01380/FUL Grensons Factory, Allen Road, Rushden until the end of July 2015 and EN14/01854/FUL Avenue Agricultural, Brick Kiln Road, Raunds until the end of June 2015

RESOLVED:

1. That the report be noted.
2. That the extensions in respect of applications:
 - EN/1/01350/FUL Land North or New Brook Farm, Islington
 - EN/14/00682/FUL and EN14/01380/FUL Grensons Factory, Allen Road, Rushden
 - EN14/01854/FUL Avenue Agricultural, Brick Kiln Road, Raunds, be approved.

20. 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 at the committee meeting held on 20 April, that a sink hole had appeared on the Irthlingborough West site. The Head of Planning Services confirmed that appropriate investigations had been undertaken.

EN/10/00857/OUT The Head of Planning Services confirmed that discussions were still ongoing. However, he reported that delegated powers would not be appropriate for this application, and therefore the application would be brought back to Committee in due course.

21. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- i) **Paul Inch** – 15/00675/FUL – 138 Cromwell Road, Rushden (Applicant)
- ii) **Andrew Middleditch** – 15/00472/OUT – Land between the Gables and Church Road, Hargrave (Agent for the Applicant)

22. 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) 15/00376/FUL – 322 Addington Road, Irthlingborough

The committee considered a report detailing an application for the demolition of an existing public house and the erection of a 56 bedroom nursing home.

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 the update report.

(ii) 15/00460/EXT – Chelveston Renewable Energy Park, The Air Field, Chelveston

The committee considered a report from Bedford Borough Council detailing an application for the continued livestock grazing and proposed development of solar photovoltaic panels and associated equipment including transformer kiosks, inverters, access tracks, security fencing and camera equipment. This was a consultation on a proposed solar farm extension at Chelveston Renewable Energy Park.

The committee agreed to advise Bedford Borough Council that East Northamptonshire Council had no objection to the application, subject to the recommendations detailed within the report. Members requested that the cumulative impacts of the proposal be taken into account by Bedford Borough Council when they determine this application.

(iii) 15/00675/FUL – 138 Cromwell Road, Rushden

The committee considered a report detailing an application to install solid external wall insulation to the front and rear of the property.

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

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

(iv) 15/00811/FUL – Garages adjacent 12 The Leys, Woodford

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

Members noted that Woodford Parish Council had not objected to the development of the site provided adequate garaging be made available to replace the loss of that amenity.

However Members noted that Woodford Parish Council had objected to the design of the development, in particular the parking arrangements.

Members also noted that six letters of objection had been received.

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) 15/00569/VAR – Tower Factory, Victoria Street, Irthlingborough

The committee considered an application to vary conditions 2, 5 and 28 to allow twenty one affordable units, comprising eleven two bedroom properties and ten three bedroom properties, associated access, parking and landscaping, substitution of two three bedroom properties in place of 2 two bedroom properties on plots 3 and 4, increase the size of all two bedroom units, alteration of boundary treatment to Wellingborough Road and reduction to roof pitches, pursuant to planning permission 14/01268/FUL – Redevelopment of previously cleared site development.

The application had been brought before the committee as it proposed variations of a major planning application which proposed more than 15 residential units in a town and falls outside the Scheme of Delegation

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

(vi) 15/00091/FUL – 153 Glapthorn Road, Oundle

The committee considered a report detailing an application for the demolition of an existing dwelling and outbuildings and the construction of one one bedroom bungalow, two three bedroom semi-detached dwellings and three four bedroom detached dwellings, with associated amenity and parking space.

Members noted that Oundle Town council had objected to the application. Members further noted that two letters of objection and two letters of support had been received.

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

(vii) 15/00472/OUT – Land between The Gables and Church Road, Hargrave

The committee considered a report detailing an outline application for the erection of a single detached residential dwelling and new vehicular access to the plot.

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

Members further noted that four letters of objection had been received

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

(viii) 15/00946/NCC – Ringstead Grange Quarry, Raunds Road, Ringstead

Councillor Andy Mercer left the meeting prior to the discussion and decision on this application.

The committee considered a report from Northamptonshire County Council detailing a non-material amendment to planning permission 12/00016/MIN (ENC ref 12/00506/NCC)

The committee agreed to advise Northamptonshire County Council that East Northamptonshire Council had no objection to proposed amendments, subject to the recommendations detailed within the report and a note regarding no inert material being used for backfill.

Chairman