

PLANNING MANAGEMENT COMMITTEE

Date: 22 July 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman
Roger Glithero Andy Mercer
Helen Harrison Ron Pinnock
Sylvia Hobbs Geoff Shacklock
Helen Howell Alex Smith
Dudley Hughes JP Peter Wathen
Barbara Jenney Pam Whiting
Lance Jones

79. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Anna Sauntson and Robin Underwood

80. MINUTES

The minutes of the meeting held on 01 July 2015 were approved as a true and correct record and signed by the Chairman.

81. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer	15/00966/FUL Unit 1B, Haldens Parkway, Thrapston	A member of Northamptonshire County Council (the Lead Local Flood Authority) and a member of the Anglian Northern Regional Flood and Coastal Committee		Yes

(b) Informal Site Visits

Councillor Roger Glithero stated that he was familiar with the site at Wood Lane in Kings Cliffe (13/00059/REM) and visited the site on a number occasions.

Councillors Dudley Hughes JP and Alex Smith declared that they were familiar with the site on Chapel Lane in Denford (15/01084/OUT), with the latter declaring that he had undertaken a specific site visit at the request of ward constituents.

82. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

It was noted that no questions had been received.

83. 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 14/01190/FUL (Former 18 High Street, Ringstead) until the end of August 2015.

Further extension requests were sought by the Head of Planning Services in respect of applications 14/01350/FUL (Land north of New Brook Farm, Islington, Titchmarsh), 14/00683/FUL and 14/01380/FUL (Grensens Factory, Allen Road, Rushden) and 14/02003/VAR (Herne Road, Oundle).

RESOLVED:

1. That the report be noted.
2. That the extensions until 31 August 2015, in respect of applications 14/01190/FUL (Former 18 High Street, Ringstead), 14/01350/FUL (Land north of New Brook Farm, Islington, Titchmarsh), 14/00683/FUL and 14/01380/FUL (Grensens Factory, Allen Road, Rushden), be approved.
3. That the extension until 30 September 2015 in respect of application 14/02003/VAR (Herne Road, Oundle) be approved.

84. DELEGATIONS TO HEAD OF PLANNING SERVICES

Members received a report which provided an update on the following application 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 he refer the application to Committee in due course and a full list of conditions would be included with the information.

85. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Val Coleby** - 15/01084/OUT - Hill House, Chapel Lane, Denford (Agent for the Applicant)
- **Cllr. Tony Baines** - 15/01084/OUT - Hill House, Chapel Lane, Denford (On behalf of Denford Parish Council)
- **Glyn Harry** - 15/01084/OUT - Hill House, Chapel Lane, Denford (Objector)
- **Mark Ferguson** - 13/00059/REM- Wood Lane Sawmills, Wood Lane Kings Cliffe (Applicants Agent)
- **Peter Davies** - 15/01013/FUL - Cherry Orchard, 23 Park Walk, Brigstock (Applicant)
- **Malcolm Smith** - 15/01013/FUL - Cherry Orchard, 23 Park Walk, Brigstock (Objector)

86. 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) **15/01084/OUT – Hill House, Chapel Lane, Denford**

The committee considered an application which sought outline planning permission for the erection of up to four residential dwellings with access from Peggs Lane.

The application had been brought before the committee at the request of the local ward Member.

The committee noted that the outline application 15/00353/OUT for five residential dwellings and garages, with access from Pegs Lane had been brought before the committee on 20 April. The committee had refused the application for the reason of overdevelopment of the site

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

The committee **agreed to defer** consideration of the application pending a site visit proposed to be undertaken on Friday 7 August 2015

(ii) **13/00059/REM – Wood Lane Sawmills, Wood Land, Kings Cliffe**

The committee considered a reserved matter application for layout, appearance, scale, landscaping and access for two five bedroom detached residential dwellings.

The application had been brought before the committee at the request of the Ward Member. Members noted that Kings Cliffe Parish Council had objected to the application.

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

(iii) 15/00966/FUL – Unit 1B, Haldens Parkway, Thrapston

The committee considered a report detailing an application for the construction of an industrial/warehouse unit to be used for storage and distribution (Class B8) and ancillary offices (Class B1c light industry).

The application had been brought before the committee as it is a major planning application which proposed more than 1,000 square metres of non-residential development.

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

Members further noted that Northamptonshire County Council had referred to the policies in the Northamptonshire Minerals and Waste Local Plan 2014 and Supplementary Planning Document and had requested that the applicant submit a Waste Audit/Waste Management Strategy with the application.

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

(iv) 15/00972/FUL – Land adjacent Hayden Walk, Hayden Road, Rushden

The committee considered an application for the demolition of a shed and the erection of five two bedroom terrace starter homes with front courtyard and off road parking to the rear.

The application had been brought before the committee as Rushden Town Council had objected to the application.

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

(v) 15/01013/FUL – Chery Orchard, 23 Park Road, Brigstock

The committee considered an application for the replacement of an existing garage with a larger alternative to accommodate up to four cars

The application had been brought before the Committee at the request of the Ward Member.

The committee **agreed to defer** consideration of the application pending a site visit proposed to be undertaken on Friday 7 August 2015

(vi) 15/01148/FUL – 4 Church Street, Nassington

Members were presented with an application which sought permission for a single store front extension, a Single storey rear extension to replace the existing garden room, roof space conversion with catslide dormer on front elevation and flat roof former on rear elevation and new rendered external finish to existing porch.

Permission had previously been granted under reference 14/02328/FUL for a single storey front extension, a single storey rear garden room and front and rear dormer windows. The current application is a resubmission which sought permission to increase the front elevation

from 3.0 metres to 4.0 metres in length, and to alter the external materials for the rear sunroom to use mainly render as opposed to brickwork for the walls.

The application had been brought before the Committee at the request of the Ward Member.

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

(vii) 15/00999/FUL – 29 Allen Road, Irthlingborough

The committee considered an application for a change of use from a church meeting hall to a dance studio. The studio would hold dance classes for children between the ages of 3 and 16 and also dance classes for adults.

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

Members noted that concerns had been raised by nearby residents regarding noise disturbance and insufficient parking. Members further noted that a letter had been received from the applicant addressing the objections and concerns raised by the local residents and the Town Council.

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

87. APPEAL DECISION MONITORING REPORT

The committee noted the content of the Appeals Decision Monitoring Report, which provided an update on the appeal decision from the Planning Inspectorate from 16 March 2015 to 3 July 2015

Chairman