

# PLANNING MANAGEMENT COMMITTEE

Date: 12 August 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman  
 Gill Mercer Vice-Chairman  
 Richard Gell Ron Pinnock  
 Roger Glithero Anna Sauntson  
 Helen Harrison Geoff Shacklock  
 Sylvia Hobbs Robin Underwood  
 Helen Howell Peter Wathen  
 Andy Mercer Pam Whiting

## 99. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dudley Hughes JP and Barbara Jenney.

## 100. MINUTES

The minutes of the meeting held on 22 July 2015 were approved as a correct record and signed by the Chairman.

## 101. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Roger Glithero	10/00857/OUT	In receipt of Pension from Applicant	Yes (left meeting)	
Richard Gell	15/01051/VAR 15/01220/REM 10/00857/OUT	Member of Association consulted on applications		Yes
Helen Howell	15/01084/OUT	Knew public speaker on application		Yes
Andy Mercer	10/00857/OUT	Deputy Chairman of County Council Development Control Committee		Yes (left meeting)

### (b) Informal Site Visits

No informal site visits were declared.

## **102. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3

## **103. 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.

### **RESOLVED:**

That the report be noted.

## **104. DELEGATIONS TO HEAD OF PLANNING SERVICES**

In accordance with Minute 441 of the meeting held on 21 March 2012, the Committee received a report providing an update on application 10/00857/OUT where actions had been delegated to the Head of Planning Services.

### **RESOLVED:**

That the report be noted.

## **105. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **David Shaw** - 15/01051/VAR - Phase 2, Warth Park Way, Raunds (Agent for the Applicant)
- **David Shaw** - 15/01220/REM - Phase 2, Warth Park Way, Raunds (Agent for the Applicant)
- **Tony Baines** – 15/01084/OUT – Hill House, Chapel Lane, Denford (on behalf of the Parish Council)
- **Peter Davies** – 15/01013/FUL – Cherry Orchard, 23 Park Walk, Brigstock (Applicant)
- **Alan Pack** - 10/00857/OUT - Land between Wellingborough Road and Finedon Road, Irthlingborough (Objector)
- **Gary Stephens** - 10/00857/OUT - Land between Wellingborough Road and Finedon Road, Irthlingborough (Agent for the Applicant)
- **Councillor Marika Hillson** - 10/00857/OUT - Land between Wellingborough Road and Finedon Road, Irthlingborough (Ward Member)

## **106. 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) 15/01051/VAR – Phase 2, Warth Park Way, Raunds**

The Committee considered an application to vary condition 13 of planning permission 11/00700/OUT to increase the permitted B8 floor space limit by 14,990 sq. m above the 100,000 sq. m permitted under condition 13.

The Committee **agreed to grant** the variation, subject to the variation of the existing S106 agreement in respect of development contributions towards Construction Futures.

**(ii) 15/01220/REM – Phase 2, Warth Park Way, Raunds**

The Committee considered a reserved matter application for layout, scale and landscaping for a B8 (storage or distribution) unit to provide 60,880 sq. m of B8 space, including 1,394 sq. m of office space. The increase in B8 floor space permitted under planning permission 11/00700/OUT had been considered under the previous application. .

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and the update sheet and the objection from Northamptonshire County Council Lead Local Flood Authority being resolved.

**(iii) 15/01084/OUT – Hill House, Chapel Lane, Denford**

Consideration of this application had been deferred by the Committee at its meeting held on 22 July 2015 for a site visit.

The Committee considered an application which sought outline planning permission for the erection of up to four dwellings with all matters reserved except for access.

The application had been brought before the Committee at the request of the Ward Member and it was noted that 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, a suitable swept path analysis being provided and the addition of an informative to seek to move the access further into the site.

**(iv) 15/01013/FUL – Cherry Orchard, 23 Park Road, Brigstock**

Consideration of this application had been deferred by the Committee at its meeting held on 22 July 2015 for a site visit.

The Committee considered an application for the replacement of an existing garage with a larger alternative allowing for the parking of up to four cars.

The application had been brought before the Committee at the request of the Ward Member and it was noted that additional representations had been submitted which were set out in the update sheet.

The Committee agreed to **grant the application**, subject to the conditions detailed in the officer's report and satisfactory comments being received from the Wildlife Trust.

**(v) 15/01130/FUL – Chase Farm, Dusthill Road, Brigstock**

The Committee considered an application for the conversion of redundant farm buildings to provide up to 8 artisan studios/workshops and a two bedroom holiday let.

The application had been brought before the Committee as Brigstock Parish Council had objected to the proposal.

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

**(vi) 10/00857/OUT – Land between Wellingborough Road and Finedon Road, Irthlingborough**

It was reported that planning permission had been granted (subject to a s106 agreement) by the Committee at its meeting held on 24 November 2014 for the erection of a residential development with up to seven hundred dwellings, employment development within use classes B1, B2 and B8, land for the expansion of Huxlow Science College, open space, and landscaping, associated highway and drainage infrastructure including a new roundabout junction on Finedon Road (A6).

Members had also agreed to delegate authority to the Head of Planning Services, in consultation with the Chairman and Vice-Chairman of the Committee and the Irthlingborough Ward Members on the Committee, to finalise the wording of the conditions and the S106 Agreement.

Since the resolution to grant at the November 2014 Committee, negotiations had taken place in relation to the level and nature of contributions required and this had led to changes to both the amount of contributions for specific items and the wording of several conditions. Given the extent of the changes and in view of changes to both the Chairman and Vice-Chairman of the Committee since the delegation had been granted, these revisions had been re-submitted to the Committee for consideration.

**RESOLVED:** that

- (i)** the surplus amount of Developer Contributions amounting to £341,512 be allocated to the contribution for the provision of Community Facilities
- (ii)** subject to the amendment in (i) above, the S106 Agreement Heads of Term be approved
- (iii)** the amendments to the conditions set out in the report be approved

**Chairman**