

PLANNING MANAGEMENT COMMITTEE

Date: 2 September 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:

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

107. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero and Pam Whiting.

108. MINUTES

The minutes of the meeting held on 12 August 2015 were approved as a true and correct record of the proceedings.

109. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All committee members	EN/15/01327/FUL (Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden)	Knew two public speakers on the item		Yes
Councillor Barbara Jenney	EN/15/01327/FUL (Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden)	Had secured funds from the Applicant on behalf of a local community group		Yes
All committee members	EN/14/01966/FUL and EN/14/01967 (110 Higham Road, Rushden)	Knew one of the public speakers on the item.		Yes
Councillor Robin Underwood	EN/14/01966/FUL and EN/14/01967 (110 Higham Road, Rushden)	A resident of a neighbouring property was friendly with a member of Councillor Underwood's family.		Yes

Councillors Richard Gell, Sylvia Hobbs, Helen Howell, Dudley Hughes JP, Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock, Anna Sauntson, Robin Underwood and Peter Wathen	EN/15/01045/FUL (24 Saffron Road, Higham Ferrers)	Knew one of the public speakers on the item.		Yes
Councillor Richard Gell	EN/15/01045/FUL (24 Saffron Road, Higham Ferrers)	Member of the town council which had objected to the application.		Yes
Councillor Anna Sauntson	EN/15/01045/FUL (24 Saffron Road, Higham Ferrers)	Resident at a property on Saffron Road and a Member of the town council which had objected to the application.		

(b) Informal Site Visits

Councillor Barbara Jenney declared that she had undertaken two visits to the site at the Former Recycling Centre Car and Council Depot, Newton Road, Rushden (EN/15/01327/FUL).

110. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

Councillor Dudley Hughes had submitted the following question in accordance with the provisions of Council Procedure Rule 10.3:

'East Northamptonshire has a very knowledgeable Conservation Officer and has invested heavily in forming Conservation Areas and the RNOT Plan to protect our villages and towns from inappropriate developments. For recent applications for Sudborough and Brigstock the strong advice from the Conservation Officer was ignored therefore I ask that as a policy the Planning Officers recommend refusal when the Conservation Officer recommends this and it should be a primary objection and support the Conservation Officer and his recommendations. This would reduce the number of applications called in.'

The Head of Planning Services was invited to respond to the points raised in the question and, in doing so, indicated that the views of the Conservation Officer were important but only one consideration in arriving at a recommendation in respect of planning applications and there were often wider considerations that needed to be taken in account. With regard to the specific applications referred to, it was noted that both applications had been approved by the committee following site visits.

As a supplementary question, Councillor Hughes enquired whether it would be possible for Ward Members to be consulted when the Conservation Officer objected to any application. In response, the Head of Planning Services reminded the committee that all Members are consulted on every application received by the local planning authority and had the opportunity to call in the application for consideration by the committee. He did not consider

that it would be practical to further consult Members where objections were received from the Conservation Officer.

111. 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 14/000683/FUL and 14/01380/FUL (Grensens Factory, Allen Road, Rushden) until the end of September 2015.

RESOLVED:

1. That the report be noted.
2. That the extensions until 30 September 2015, in respect of applications 14/00683/FUL and 14/01380/FUL (Grensens Factory, Allen Road, Rushden), be approved.

112. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr Clive Wood** - 15/01327/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Objector)
- **Stephanie Eastwood** – 15/01327/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Agent for the Applicant)
- **Councillor Barbara Jenney** – 15/01327/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Ward Councillor)
- **Councillor David Jenney** - 5/01327/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (on behalf of the Town Council)
- **Mr Jake West** - 14/01966/FUL – 110 Higham Road. Rushden (Objector)
- **Councillor Dorothy Maxwell** - 14/01966/FUL – 110 Higham Road. Rushden (Ward Councillor)
- **Mr Jake West** - 14/01967/FUL – 110 Higham Road. Rushden (Objector)
- **Councillor Dorothy Maxwell** - 14/01967/FUL – 110 Higham Road. Rushden (Ward Councillor)
- **Councillor Derek Lawson** – 15/0145/FUL – 24 Saffron Road, Higham Ferrers (on behalf of the Town Council)

113. 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) 15/01127/VAR – Land adjacent Skew Bridge Slope, Northampton Road, Rushden

The Committee considered an application to vary conditions 1, 5, 6, 8, 14, 37, 38, 41, 42, 43, 44, 45, 46, 47 and 48 of planning permission 14/01938/VAR.

Members noted that Kettering Borough Council had objected to the variations.

The Committee **agreed to grant** the variations, subject to conditions detailed in the officer's report, the update report and the completion of the legal agreement.

(ii) 15/01327/FUL – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden

The Committee considered an application to provide an area of staff car parking and associated point of access.

The application had been brought before the Committee at the request of the Ward Councillor, it was also noted that both Rushden Town Council and Northamptonshire Police had strongly objected to the application and that eight letters of objection had been received from nearby residents

The Committee **agreed to refuse** the application on the basis of loss of residential amenity and security concerns highlighted by Northamptonshire Police. In doing so, the committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member to confirm the exact wording of the refusal.

(iii) 14/01966/FUL – 110 Higham Road, Rushden

The Committee considered an application for the installation of two extractor fans (condenser units) on the ground floor to the side of the building (retrospective). The condenser units had been moved to the proposed location but had been turned off since June 2014.

The application had been brought before the Committee due to its planning history.

The Committee noted that Rushden Town Council had objected to the application and that two letters had been received from a Rushden Ward Member regarding their concerns. Members further noted that eleven 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, the update report being amended to ensure that the acoustic cabinets are installed prior to the shop reopening and to secure monitoring of the faulty condenser to ensure that it is restored to working order. The committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member, to finalise the wording of the conditions on the permission.

(iv) 14/01967/VAR – 110 Higham Road, Rushden

The Committee considered an application to vary Condition 2 – alternative colour for shutters pursuant to planning permission 13/01359/FUL.

The Committee noted that retrospective planning permission had been granted by the Development Control Committee on 6 November 2013 for the installation of external roller shutters. Members had requested that the existing blue coloured shutters be replaced with an alternative colour and Condition 2 was imposed.

The application had been brought before the Committee due to its planning history as the application seeks the removal of Condition 2 imposed by the Development Control Committee (now Planning Management Committee) to allow the shutters and associated fittings to be retained in the existing blue colour.

The Committee noted that Rushden Town Council had objected to the application and that one letter had been received from a Rushden Ward Member regarding their concerns. Members further noted that five letters of objection had been received from nearby residents.

The Committee **agreed to refuse** the application for the variation on the basis of a negative impact on the character of the area. The committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member, to confirm the exact wording of the reason for refusal.

(v) 15/00408/VAR – Land off Mitchell Road, Corby

The Committee considered an application to vary Condition 4 of planning permission 14/00749/VAR regarding storage to include the wording “together with the ancillary storage and distribution of food and/or drink items to be sold as a minor part of the wider good range”. The application had been brought before the Committee as it proposed a variation to a major application.

The Committee agreed to **grant the variation**, subject to the conditions detailed in the officer’s report and the update report.

(vi) 15/01045/FUL – 24 Saffron Road, Higham Ferrers

The Committee considered an application for the demolition of a commercial building and the erection of two semi-detached residential dwellings.

The application had been brought before the Committee as Rushden Town Council had objected to the application. Members 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 and the update report, with an amendment to condition 4 to prevent deliveries to the site during school opening and closing times and an additional condition requiring the submission of swept path analysis. The committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice-Chairman and Ward Member, to finalise the wording of the revised and additional conditions.

(vii) 15/00963/FUL – 91 Main Road, Collyweston

The Committee considered an application for the demolition of an existing dwelling and the erection of two semi-detached two and a half storey residential dwellings and one detached two and a half storey residential dwelling and associated works.

The application had been brought before the Committee as Collyweston 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.

114. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.55pm, the Chairman proposed the suspension of Council Procedure Rule 8 (Duration of Meeting) to enable the committee to conclude business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the committee to complete the business detailed on the agenda.

115. 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 6 July 2015 to 7 August 2015

116. LOCAL LIST OF INFORMATION REQUIREMENTS

Members considered a report which provided advice regarding new Government guidance for the preparation of a Local List of Information Requirements for the validation of planning applications. The report highlighted the main changes required to the existing Local List and the process for consultation on the changes.

RESOLVED:

That the revised Local List of Information Requirements be approved for consultation.

Chairman