

PLANNING MANAGEMENT COMMITTEE

Date: 23 September 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: **Councillors:** Phillip Stearn **Chairman**
Gill Mercer **Vice-Chairman**

Roger Glithero
Helen Harrison
Sylvia Hobbs
Helen Howell
Dudley Hughes JP
Barbara Jenney
Lance Jones

Andy Mercer
Ron Pinnock
Geoff Shacklock
Robin Underwood
Peter Wathen
Pam Whiting

152. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Anna Sauntson and Alex Smith.

153. MINUTES

The minutes of the meeting held on 2 September 2015 were approved as a true and correct record of the proceedings, subject to:

- Minute 109(a) – Declarations Of Interest – declaration for Councillor Barbara Jenney amended to read “Had secured goods in kind from the Applicant on behalf of a local community group”
- Minute 113(vi) – 15/01045/FUL, 24 Saffron Road, Higham Ferrers – 2nd paragraph amended to state that it was Higham Ferrers Town Council who had objected to the application.

154. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	15/01503/ADV (Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden)	Had secured goods in kind from the Applicant on behalf of a local community group.		Yes (left meeting)
Geoff Shacklock	14/02225/FUL (Rockingham Forest Park, Wansford Road, Kings Cliffe)	Daughter-in-Law's family own land next to the site.		Yes

Councillor Pam Whiting	15/00695/FUL (Peck House, Peck Way, Rushden)	Daughter lives in Peck Way.		Yes
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(b) Informal Site Visits

Councillor Robin Underwood declared that he had visited the site at Peck House, Peck Way, Rushden (15/00695/FUL).

Councillor Roger Gilthero, JP declared that he had made a number of visits to the site at Jack Green over the years and had met the owners of the site (14/02225/FUL).

155. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3

156. 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.

The Head of Planning Services confirmed that no extensions of time were being sought.

RESOLVED:

That the report be noted.

157. 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 applications 15/01327/FUL, 14/01966/FUL, 14/01967/VAR and 15/01045/FUL where actions had been delegated to the Head of Planning Services.

The Head of Planning Services confirmed that all of the decisions had now been issued.

RESOLVED:

That the report be noted.

158. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Sandra Beale** - 14/02225/FUL – Rockingham Forest Park, Wansford Road, Kings Cliffe (Objector)

- **Phillip Ashton-Jones** – 14/02225/FUL - Rockingham Forest Park, Wansford Road, Kings Cliffe (Applicant)
- **Nick Hardy** - 15/01503/ADV – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Acting on behalf of the Applicant)
- **Angela Suttana** – 15/00695/FUL – Peck House, Peck Way, Rushden (Objector)

159. 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) 14/02225/FUL – Rockingham Forest Park, Wansford Road, Kings Cliffe

The Committee considered an application for a change of use of Jacks Green at Rockingham Forest Park to provide a range of tourist accommodation (mobile homes style lodges and camping pitches) with supporting access infrastructure, hard standing bases with draining and service provision, visitor facilities and landscape planting.

Members noted that 44 letters of objection had been received from nearby residents and one letter of support had been received.

The Committee were advised that a member of the public had made a request to the Secretary of State to call in the application and determine it. The National Planning Casework Unit (NPCU) had therefore requested that should the Committee be minded to approve the application, the decision notice is not issued until such time as a decision to call in the application had been made. The NPCU confirmed that this would be considered within 21 days. Should the Committee be minded to refuse planning permission, a decision could be issued.

The Committee **agreed to defer** the application, to allow officers to investigate a number of issues which had been raised by the Committee.

(ii) 15/01512/VAR – Land at Wharf Road Allotment Site, Wharf Road, Higham Ferrers

The Committee considered an application to vary Condition 7 - Japanese Knotweed, pursuant to application 14/01537/REM. Justification had been submitted to explain why the applicant proposed to vary Condition 7 to read “sixtieth dwelling” instead of “twentieth dwelling”.

The application had been brought before the Committee as it proposed a variation to a major application.

The Committee noted that one letter of objection had been received although it did not raise any material planning considerations. Higham Ferrers Town Council had made no comment on the application.

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

Councillor Barbara Jenney left the meeting for the following item.

(iii) 15/01503/ADV – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden

The Committee considered an application which proposed one internally illuminated totem sign to be located adjacent to Newton Road and two internally illuminated signs to be located either side of the south west corner of the supermarket.

The application had been brought before the Committee at the request of the Ward Member, it was also noted that Rushden Town Council had objected to the application and one letter of objection had been received from a nearby resident.

The Committee were advised that they were able to make a split decision, permissible for advertisement consent applications, on the application if only one part was felt to be acceptable. This would be a pragmatic approach in the spirit of the NPPF, which advised Local Planning Authorities to look for solutions rather than problems.

The Committee **agreed to grant** permission for the two internally illuminated signs located either side of the south west corner of the supermarket.

The Committee **agreed to refuse** permission for the internally illuminated totem sign located adjacent to Newton Road on the basis that by virtue of the scale, position, materials, design and type of illumination, the proposed sign would adversely affect the character and visual amenity of the area, including views into/out of the Conservation Area. The proposal is therefore contrary to NNCSS 13 (h) and (o), emerging JCS policies 2, 3 and 8 and the NPPF (para 67 and section 12).

Councillor Barbara Jenney returned to the meeting.

(iv) 15/00695/FUL – Peck House, Peck Way, Rushden

The Committee considered an application for the erection of a detached two storey dwelling over existing vehicular access. The application was a resubmission of 08/01475/FUL

The application had been brought before the Committee at the request of the three Ward Members, it was also noted that Rushden Town Council had objected to the application and one letter of objection had been received from a nearby resident. The Committee also noted that a letter of concern had been received from a local Ward Member on behalf of a nearby resident.

The Committee **agreed to refuse** the application on the basis of loss of parking to Peck House and the lack of parking provision for the proposed dwelling. The Committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice Chairman and Ward Members, to confirm the exact wording of the reason for refusal.

(v) a) 15/01443/EXT – Land East of Wellingborough

The Committee considered the report detailing the outline planning application with all reserved matters for the development of 550 dwellings.

The application was brought before the Committee due to the scale of the development.

The Committee agreed to advise the Borough Council of Wellingborough that East Northamptonshire Council had no objection to the proposals, subject to receipt of satisfactory comments from the County Council including the Highways Authority, specifically the need for traffic calming measures along Wellingborough Road towards Irthlingborough.

b) 150/01677/EXT – Land East of Wellingborough

The Committee considered the report detailing the application for reserved matters pursuant to outline planning permission to determine appearance, landscaping, layout and scale for the erection of 230 dwellings for residential use along with all roads sewers etc.

The application was brought before the Committee due to the scale of the development.

The Committee agreed to advise the Borough Council of Wellingborough that East Northamptonshire Council had no objection to the proposal.

Chairman