

PLANNING MANAGEMENT COMMITTEE

Date: 14 October 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	Alex Smith
	Helen Howell	Robin Underwood
	Barbara Jenney	Peter Wathen
	Lance Jones	Pam Whiting
	Andy Mercer	

189. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Hughes JP.

190. MINUTES

The minutes of the meeting held on 23 September 2015 were approved as a true and correct record of the proceedings, subject to:

- Minute 159(v)(a) – 15/01443/EXT – Land East of Wellingborough – final paragraph amended to read “...the need for traffic calming measures and improvements to junctions along Wellingborough Road towards Irthlingborough.”

191. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Geoff Shacklock	14/02225/FUL (Rockingham Forest Park, Wansford Road, Kings Cliffe)	Daughter-in-Law's family own land next to the site.		Yes
Richard Gell	14/02225/FUL (Rockingham Forest Park, Wansford Road, Kings Cliffe)	Chairman of the Ramblers Committee that had submitted an objection.		Yes

(b) Informal Site Visits

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

192. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3

193. 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.

194. 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 where actions had been delegated to the Head of Planning Services.

15/00695/FUL The Head of Planning Services advised that the refusal reasons were still being circulated and had not yet been issued.

RESOLVED:

That the report be noted.

195. 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)

196. 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

At the meeting held on 23 September 2015, the Committee agreed to defer the application while additional information regarding the use of the site for landfill and other waste uses (an anaerobic digester) were investigated.

In addition, Members had requested that the following matters also be considered:-

- Fencing off of quarry
- Additional tree planting
- Conditioning of noise bund
- Condition requiring a welcome pack
- Status of quarry and landfill operations
- An informative to encourage a parish forum

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 home 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 46 letters of objection had been received from nearby residents and one letter of support had been received. Additional comments from Kings Cliffe Parish Council had also been received

The Committee had been 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 Committee **agreed that it was minded to grant** the application, subject to the conditions detailed in the officer's report, the update report and the following additional conditions:

- Bund and additional tree planting
- Use restriction on manager's dwelling
- Fencing around deep water areas
- Welcome pack

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 conditions.

The decision would now be notified to the National Planning Casework Unit and would be issued if the application was not called in by the Secretary of State within 21 days.

(ii) 15/01570/FUL – 9 Highfields, Main Street, Polebrook

The Committee considered an application to replace a Upvc conservatory with a single storey flat roofed rear extension which would provide a utility room and study.

The application had been brought before the Committee as Polebrook Parish Council had objected to the application. Members noted that two 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.

197. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 10 August 2015 to 25 September 2015.

RESOLVED:

That the report be noted.

198. DAVID REED, HEAD OF PLANNING SERVICES

The Chairman paid tribute to David Reed, Head of Planning Services, who would be leaving the Council next week. Committee members echoed the Chairman's comments and wished Mr Reed well for the future.

Chairman