

PLANNING MANAGEMENT COMMITTEE

Date: 04 November 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:

Councillors:	Phillip Stearn	Chairman
	Gill Mercer	Vice-Chairman
	Richard Gell	Barbara Jenney
	Roger Glithero	Lance Jones
	Helen Harrison	Andy Mercer
	Sylvia Hobbs	Geoff Shacklock
	Helen Howell	Alex Smith
	Dudley Hughes JP	Peter Wathen

203. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ron Pinnock, Anna Sauntson, Robin Underwood and Pam Whiting.

204. MINUTES

The minutes of the meeting held on 14 October 2015 were approved as a true and correct record of the proceedings.

205. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Dudley Hughes JP	15/01752/NCC and 15/01753/NCC (Ringstead Grange Quarry, Raunds Road, Ringstead)	Had attended meetings of the Ringstead Quarry Liaison Committee as a substitute member		Yes
Sylvia Hobbs	15/00990/FUL (Former Factory Site, Church Street, Irthlingborough)	Member of the Co-operative Society		Yes
Barbara Jenney	15/01623/VAR (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)

Lance Jones	15/01752/NCC and 15/01753/NCC (Ringstead Grange Quarry, Raunds Road, Ringstead)	Member of the Ringstead Quarry Liaison Committee		Yes
Andy Mercer	15/01752/NCC and 15/01753/NCC (Ringstead Grange Quarry, Raunds Road, Ringstead)	Vice Chairman of Northamptonshire County Council's Development Control Committee who would be determining the applications		Yes (left meeting)

(b) Informal Site Visits

Councillor Sylvia Hobbs declared that she had made a visit to the site at Church Street, Irthlingborough (15/00990/FUL).

Councillor Geoff Shacklock declared that he had visited Lyvedon New Bield to view the site at Bullymore Farm (15/01594/FUL).

206. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3

207. SECTION 106 AGREEMENTS – UPDATE

In accordance with Minute 280 from the meeting held on 28 November 2012, the Planning Development Manager 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 Planning Development Manager confirmed that no extensions of time were being sought.

RESOLVED:

That the report be noted.

208. 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 Planning Development Manager advised that the decision had now been issued.

14/0225/FUL The Planning Development Manager advised that the Council had been notified that the Secretary of State would not be calling in the application and therefore the decision had now been issued.

RESOLVED:

That the report be noted.

209. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Councillor Roger Powell** - 15/00990/FUL - Former Factory Site, Church Street, Irthlingborough (Irthlingborough Town Council)
- **Mr D Prichard** - 15/00990/FUL - Former Factory Site, Church Street, Irthlingborough (Agent)
- **Mr C Reynolds** - 14/01594/FUL - Land at Bullymore Farm, OP4766 SP9383, Grafton Road, Brigstock (Applicant)
- **Councillor Barbara Jenney** 15/01623/VAR – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Ward Member)
- **Mr M Drew** – 15/01623/VAR – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Agent)

210. 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) 15/00990/FUL – Former Factory Site, Church Street, Irthlingborough

The Committee considered an application for the erection of two retail units (one class A1 retail unit of 930sq.m and one mixed use class A1/A3 unit of 130.55 sq.m) and twenty dwellings with associated access, parking and landscaping. The application had been brought before the Committee as it proposed more than 1000m² of commercial floor space, with more than 10 residential units inside the town.

Members noted that ten letters had been received from local residents; five which objected to the application, one in support of the application and four which had concerns regarding the application. Irthlingborough Town Council were in favour of the application but had a number of concerns.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, an amendment to Condition 2 to secure a phasing plan, the completion of a S106 Agreement within six months of the Committee resolution and the update report.

(ii) 15/00683/REM – Ivy Cottages, Station Road, Raunds

This application had been withdrawn by the Applicant.

(iii) 14/01594/FUL – Land at Bullymore Farm, OP4766 SP9383, Grafton Road, Brigstock

The Committee considered an application for the installation of one mid scale wind turbine of maximum height to tip of 77m, including upgraded and new access track, a hardstanding area, a small substation enclosure, temporary guyed meteorological mast and associated infrastructure.

The application had been brought before the Committee as Brigstock Parish Council had objected to the proposal. Members noted that four letters had been received from nearby residents objecting to the application.

The Committee **agreed to refuse** the application, due to the impact on the landscape character and the impact on the designated heritage assets of Brigstock Church and Lyvedon New Bield.

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.

Councillor Barbara Jenney left the meeting and addressed the Committee as a Ward Member for the following item.

(iv) 15/01623/VAR – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden

The Committee considered an application to vary Condition 12 to extend the opening hours of the food store Monday to Saturday 0700 – 2200 and Sunday 1000 – 1600 pursuant to planning permission 14/01014/FUL.

The application had been brought before the Committee as it was a major application. Members noted that Rushden Town Council had objected to the proposal, and further noted that five 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, an amendment to Condition 12 to include Bank Holidays, the update report and the following additional conditions:

- No deliveries before 0700 or after 2100
- The western end of the car park shall not be illuminated after 2110

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 conditions.

Councillor Barbara Jenney returned to the meeting.

Councillor Andy Mercer left the meeting for the following two items.

(v) 15/01752/NCC – Ringstead Grange Quarry, Raunds Road. Ringstead

The Committee considered a report for the installation of a mobile concrete batching system along with the establishment of two aggregate bays and associated HGV movements.

RESOLVED:

- (i) To request that Northamptonshire County Council considers whether East Northamptonshire Council should in fact be the determining authority for this application as it involves a manufacturing operation unrelated to the quarry use; and
- (ii) Should Northamptonshire County Council be the determining authority and East Northamptonshire Council a consultee, to raise an objection due to concerns about noise, working hours and dust.

(vi) 15/01753/NCC– Ringstead Grange Quarry, Raunds Road. Ringstead

The Committee considered a report for the variation of Conditions 5 and 17 of application 12/00016/MINFUL (ENC ref 12/00506/NCC) in respect of the working/operation hours and the number of HGV vehicular movements permitted at the site.

RESOLVED:

To advise Northamptonshire County Council that East Northamptonshire Council raises an objection for the following reasons:

- Concerns regarding light pollution
- Concerns regarding overnight parking
- Concerns regarding the location of additional parking and subsequent pressure on the A45 service area and road works in the area/region
- Concerns that there would not be sufficient parking and turning space on site and whether facilities for drivers/lorries will be provided on site
- Concerns regarding noise from reversing vehicles
- Clarity needed on the exact numbers of additional vehicle movements per hour and the total number of movements that would be carried forward from the day to the evenings
- Should the number of vehicles be up to five per hour, this is considered to be excessive and would have an impact on amenity. Northamptonshire County Council should consider conditioning the number of vehicles allowed to operate overnight
- Vehicles should be routed to avoid the village roads overnight

Councillor Andy Mercer returned to the meeting.

211. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 28 September 2015 to 16 October 2015.

In response to a question as to whether the appellant had applied for costs in respect of the allowed application 15/00107/FUL, the Planning Development Manager advised that there had been no application for costs in this case.

RESOLVED:

That the report be noted.

212. JASON FIELD, LGSS

The Chairman advised that this would be Jason Field's last meeting as he would shortly be leaving LGSS. Committee members wished Mr Field well for the future.

Chairman