

PLANNING MANAGEMENT COMMITTEE

Date: 25 November 2015

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Gill Mercer Vice-Chairman

Richard Gell
 Roger Glithero
 Helen Harrison
 Sylvia Hobbs
 Helen Howell
 Dudley Hughes JP
 Barbara Jenney

Lance Jones
 Andy Mercer
 Anna Sauntson
 Geoff Shacklock
 Robin Underwood
 Peter Wathen
 Pam Whiting

245. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ron Pinnock, Alex Smith and Phillip Stearn.

246. MINUTES

The minutes of the meeting held on 4 November 2015 were approved as a true and correct record of the proceedings.

247. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	15/01912/FUL (Atlanta House, Midland Road, Higham Ferrers)	Knew both the applicant and agent		Yes
Lance Jones	14/02238/FUL (Rushden Hospital, The Drive, Rushden)	Had substantial commercial interests with the applicant		Yes (left meeting)
Robin Underwood	15/01912/FUL (Atlanta House, Midland Road, Higham Ferrers)	Knew both the applicant and agent		Yes
Pam Whiting	15/01912/FUL (Atlanta House, Midland Road, Higham Ferrers)	Knew the applicant		Yes

(b) Informal Site Visits

Councillor Robin Underwood declared that he had visited the site at Atlanta House, Midland Road, Higham Ferrers (15/01912/FUL).

248. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3

249. 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.

15/01127/VAR The Planning Development Manager advised that the S106 Agreement had now been signed for Rushden Lakes.

The Planning Development Manager confirmed that no extensions of time were being sought.

RESOLVED:

That the report be noted.

250. 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.

14/01594/FUL The Planning Development Manager advised that the decision had now been issued.

15/01623/VAR The Planning Development Manager advised that the draft conditions had been agreed by all parties but had not yet been issued due to the S106 process needing to be completed.

RESOLVED:

That the report be noted.

251. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mrs Wells** - 15/01609/FUL - The Old Milking Parlour, Pound Lane, Woodnewton (Applicant)

252. 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) 14/02227/FUL – Unit 3a Albert Road, Rushden

The Committee considered an application for the conversion and alterations of existing industrial buildings into two blocks of residential self contained apartments, comprising of four one bedroom apartments, eight two bedroomed apartments and two three bedroomed apartments, with associated parking provision and landscaping.

The application had been brought before the Committee as it proposed more than 10 residential units inside the town; which exceeded that which could be determined by the Head of Planning Services under the current Scheme of Delegation

Members noted that Rushden Town Council had strongly objected to the application, and further noted that ten letters had been received from nearby residents objecting to the application.

The Committee **agreed to refuse** the application for the following reasons:

- The applicant had failed to demonstrate that there was no reasonable prospect of the site being used for employment purposes.
- The submitted scheme failed to provide the wide choice and mix of high quality homes required by both national and local planning policies.
- The absence of a satisfactory unilateral undertaking or any other form of a Section 106 legal agreement.
- The proposed development would be out of character with the existing development on Albert Road.
- The proposed development would fail to provide an adequate level of amenity for the future occupiers of the proposed flats, as natural daylight and outlook would not be available to a number of the proposed flats and inadequate internal living accommodation space and outdoor amenity are proposed.
- The proposed development, by reasons of design and scale would be detrimental to the residential amenities of the existing/future occupiers at Broadlands Close (in particular no.18 Broadlands Close).

Councillor Lance Jones left the meeting for the following item.

(ii) 12/02238/FUL – Rushden Hospital, The Drive, Rushden

The Committee considered an application for the conversion of a former hospital building into eleven flats, which comprised five one bedroomed flats, six two bedroomed flats and three three bedroomed town houses, with associated parking and landscaping.

The application had been brought before the Committee as it was a major development.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, the update report and the completion of a deed of variation to the original outline S106 to add further contributions

Councillor Lance Jones returned to the meeting.

(iii) 15/01609/FUL – The Old Milking Parlour, Pound Lane, Woodnewton

The Committee considered an application for the erection of a combined single storey and one and half storey extension. It was proposed to demolish the existing single storey conservatory to accommodate the extension.

The application had been brought before the Committee at the request of the Ward Member

Members noted that a letter of support had been received from a nearby resident.

The Committee **agreed to refuse** the application, on the basis that by virtue of the scale, design and form it would be detrimental to the character and appearance of the host building.

(iv) 15/01638/LBC – East Jericho, 42 Market Place, Oundle

The Vice Chairman advised that this application had been brought before the Committee as the applicant was a family member of the Council's Deputy Chairman. However, the Council's Scheme of Delegation only required applications from Members and Officers to be brought to the Committee and this application could be dealt with under delegation.

The Committee **agreed to delegate** the application to officers.

(v) 15/01912/FUL – Atlanta House, Midland Road, Higham Ferrers

The Committee considered an application for the adaption of an existing boundary wall and access to the front elevation of the office building.

The application had been brought before the Committee as Higham Ferrers Town Council had objected to the proposal, and the Ward Member had also request that it was called in.

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

253. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 19 October 2015 to 6 November 2015.

RESOLVED:

That the report be noted.

Chairman