

PLANNING MANAGEMENT COMMITTEE

Date: 06 January 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn

Chairman

Helen Harrison
Sylvia Hobbs
Helen Howell
Barbara Jenney
Andy Mercer
Ron Pinnock

Anna Sauntson
Geoff Shacklock
Alex Smith
Robin Underwood
Peter Wathen
Pam Whiting

275. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Roger Glithero, Dudley Hughes JP, Lance Jones and Gill Mercer.

276. MINUTES

The minutes of the meeting held on 25 November 2015 were approved as a true and correct record of the proceedings.

277. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
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)
Geoff Shacklock	15/01970/FUL and 15/01998/LBC (Dovecote, Pilton Road, Wadenhoe)	Knew the applicant		Yes
All Committee Members	15/01828/FUL (65 Northampton Road, Rushden)	Knew two public speakers who were members of the council		Yes
Barbara Jenney, Anna Sauntson, Robin Underwood and Pam Whiting	15/01828/FUL (65 Northampton Road, Rushden)	Knew the landowner and the agent for the applicant)		Yes

(b) Informal Site Visits

There were no declarations in respect of Informal Site Visits by committee members.

278. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3

279. 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.

Members considered a request by the Head of Planning Services for an extension of time in respect of application EN/15/00086/FUL Charles Street, Thrapston until 27 January 2016.

RESOLVED:

1. That the report be noted.
2. That the extension in respect of application EN/1500086/FUL Charles Street, Thrapston be approved.

280. 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.

15/01623/VAR The Planning Development Manager advised that the application was on the agenda.

RESOLVED:

That the report be noted.

281. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Nick Hardy** - 15/01623/VAR – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Agent for the Applicant)
- **Councillor Barbara Jenney** – 15/01623/VAR - Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (Ward Member)
- **Councillor David Coleman** – 15/01623/VAR - Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden (On behalf of Rushden Town Council).

- **Councillor David Coleman** – 15/02105/FUL - 19 Moor Road, Rushden (On behalf of Rushden Town Council).
- **Councillor Richard Lewis** – 15/01828/FUL - 65 Northampton Road, Rushden (On behalf of Rushden Town Council)
- **Councillor Dorothy Maxwell** – 15/01828/FUL - 65 Northampton Road, Rushden (Ward Member)
- **Mrs Gallo** - 15/01828/FUL – 65 Northampton Road, Rushden (Objector)
- **Mr John Sidey** - 15/01828/FUL – 65 Northampton Road, Rushden (Agent for the Applicant)

282. 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) 15/01623/VAR – Former Recycling Centre Car Park and Council Depot, Newton Road, Rushden

The application to vary the permitted store opening hours for the new Lidl supermarket had been considered by the Committee at the meeting held on 4 November 2015. The Committee had 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 applicant had not progressed the legal agreement as they considered the additional and amended conditions imposed by Members to be unreasonable and unnecessary. Therefore, to resolve the matter efficiently and to the satisfaction of all parties, the application was referred back to the Committee for determination.

After discussion as to how best to protect the amenity of local residents, the Committee **agreed to grant** the application, subject to the deed of variation, conditions detailed in the officer's report and the update report, and amendments to condition 12, confirming Bank Holiday opening hours as 08:00 to 21:00, and condition 29, restricting the hours of deliveries to and from the store, including the arrival and departure of delivery vehicles and loading and unloading of delivery vehicles, to between the hours of 0:700 and 22:00.

(ii) 15/01976/VAR – Grenson Shoes Ltd, Queen Street, Rushden

The Committee considered an application to vary Condition 19 to remove the requirement to retain the existing windows.

The application had been brought before the Committee as Members had considered the original application.

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

(iii) 15/01970/FUL – Dovecote, Pilton Road, Wadenhoe

The Committee considered an application for the conversion of three existing detached barns into four dwellings with associated garden areas and parking.

The application had been brought before the Committee as Stoke Doyle and Wadenhoe 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.

(iv) 15/01998/LBC – Dovecote, Pilton Road, Wadenhoe

The Committee considered a report detailing an application for listed building consent to convert one existing detached barn into a dwelling with associated garden areas and parking.

The application had been brought before the Committee as Stoke Doyle and Wadenhoe 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.

(v) 15/02105/FUL – 19 Moor Road, Rushden

The Committee considered an application for the conversion of an outbuilding situated at the rear of 19 Moor Road, Rushden into ancillary living accommodation, to provide a bedroom, sitting area and bathroom.

The application had been brought before the Committee as Rushden Town Council had objected to the proposal.

The Committee **agreed to refuse** the application on the grounds that the proposed conversion was tantamount to the creation of a separate dwelling which would fall below the minimum standards of residential accommodation both in terms of its floor area and amenity space provision. In doing so, the Committee delegated authority to the Head of Planning Services to agree the precise wording of the reason for refusal in consultation with the Chairman and Vice-Chairman of the committee and the Ward Member.

(vi) 15/01828/FUL – 65 Northampton Road, Rushden

The Committee considered an application for the erection of four two bedroomed detached bungalows, associated garaged and a shared access driveway.

The application had been brought before the Committee at the request of a Ward Member. Members noted that Rushden Town Council had not objected to the application. Additional representations from residents of neighbouring properties, the agent for the applicant and a ward councillor were all detailed within the update report, along with the case officer's observations and comments on the submissions, which were all considered at the meeting.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, including amendment to condition 6 in the officer report to ensure details of the boundary fence are submitted to and approved by the Council, and the update report. In doing so, the Committee agreed to delegate authority to the Head of Planning Services to agree the wording of the amended condition 6, in consultation with the Chairman and Vice-Chairman of the committee and the Ward Member.

283. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 9 November 2015 to 11 December 2015.

RESOLVED:

That the report be noted.

Chairman