

# PLANNING MANAGEMENT COMMITTEE

**Date:** 17 February 2016

**Venue:** East Northamptonshire House, Cedar Drive, Thrapston

**Time:** 7.00pm

**Present:** Councillors: Phillip Stearn  
Gill Mercer

Chairman  
Vice Chairman

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

Lance Jones  
Andy Mercer  
Ron Pinnock  
Anna Sauntson  
Robin Underwood  
Peter Wathen  
Pam Whiting

## 337. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Geoff Shacklock and Alex Smith.

## 338. MINUTES

The minutes of the meeting held on 27 January 2016 were approved as a true and correct record of the proceedings.

## 339. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	15/02265/OUT and 15/02264/OUT (The Croft, Alexandra Road, Rushden)	Had met the applicant during a previous application.		Yes
Andy Mercer	15/02265/OUT and 15/02264/OUT (The Croft, Alexandra Road, Rushden)	Is a Member of the Rushden East Project Board.		Yes
	14/00875/OUT (Sports Hall, Milton Road, Oundle)	Is a Member of Northamptonshire County Council (the Lead Local Flood Authority) and the Anglian Northern Regional Flood and Coastal Committee		Yes

### **(b) Informal Site Visits**

Councillor Peter Wathen declared that he had visited the site at Land Off A45, London Road, Raunds (15/02095/FUL and 16/00064/ADV).

### **340. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

### **341. 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 advised that the S106 Agreements for the applications listed below were being drafted:

- 10/00857/OUT Irthlingborough West
- 15/00990/FUL Church Street, Irthlingborough
- 15/01623/VAR Lidl, Rushden
- 14/02238/FUL Rushden Hospital
- 15/01976/VAR Grensons, Queen Street, Rushden

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

### **RESOLVED:**

That the report be noted.

### **342. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Mr D Shaw** - 15/02095/FUL – Land off A45 London Road, Raunds (Agent for the Applicant)
- **Mr D Shaw**– 16/00064/ADV – Land off A45 London Road , Raunds (Agent for the Applicant)
- **Mr J O’Hare** – 14/00875/OUT – Sports Hall, Milton Road, Oundle (Applicant)
- **Mr J Homer** - 14/00875/OUT - Sports Hall, Milton Road, Oundle (Objector)

### **343. 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) 15/02095/FUL – Land Off A45 London Road, Raunds**

The Committee considered an application for the development of a food store with access, service area, car parking, petrol filling station and landscaping.

The application had been brought before the Committee as it was a major application proposing more than 1,000 square metres of non-residential development. Members noted that Ringstead Parish Council had objected to the application.

The Committee raised a number of issues about the design of the food store, feasibility of a bus stop layby and the number of parking spaces. The applicant was content to defer the application to allow further discussions on the issues raised.

The Committee **agreed to defer** the application.

**(ii) 16/00064/ADV – Land Off A45 London Road, Raunds**

The Committee considered an application for two fascia signs and two totem poles.

The application had been brought before the Committee as it was associated with the food store proposed under planning application reference 15/02095/FUL.

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

**(iii) 15/02265/OUT – The Croft, Alexandra Road, Rushden**

The Committee considered an application which sought outline planning permission for the erection of a one and a half storey detached dwelling on Plot 1. All matters reserved with the exception of the means of access.

The application had been brought before the Committee due to the planning history.

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

**(iv) 15/02264/OUT – The Croft, Alexandra Road, Rushden**

The Committee considered an application which sought outline planning permission for the erection of a one and a half storey detached dwelling on Plot 2. All matters reserved with the exception of the means of access.

The application had been brought before the Committee due to the planning history.

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

**(v) 14/00875/OUT – Sports Hall, Milton Road, Oundle**

The Committee considered an application which sought outline planning permission for the demolition of the existing swimming pool and existing dwellings and the erection of a new sports centre with associated parking, tennis courts, relocation of running track, re-surfacing of existing sports courts and associated works.

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

The Committee noted that the principal concern was around parking at the site and the comments of Oundle Town Council were noted.

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

**(vi) 15/02227/FUL – Garage Adjacent 13 Carlow Street, Ringstead**

Following the withdrawal of Ringstead Parish Council's objection, the determination of this application had been delegated to officers with the agreement of the Chairman of the Committee and the Ward Member.

**(vii) 15/02133/VAR – West End, Land North of Brick Kiln Road, Raunds**

The Committee considered an application to vary Condition 31 occupation of development, pursuant to application 11/01747//OUT. The applicant wanted to vary the permission so the final sentence read "no more than twenty no. units of the development hereby approved shall be occupied until the approved alternative crossroads arrangement has been completed to the satisfaction of the local planning authority".

Members noted that Raunds Town Council had objected to the variation.

The Committee **agreed to grant** the application, subject to the variation of the existing S106 agreement, the conditions detailed in the officer's report and an amendment to condition 28 to ensure residents only accessed the site via the eastern access.

**344. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 11 January 2016 to 29 January 2016.

**RESOLVED:**

That the report be noted.

**Chairman**