

# PLANNING MANAGEMENT COMMITTEE

**Date:** 09 March 2016

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

**Time:** 7.00pm

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

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

Lance Jones  
Andy Mercer  
Anna Sauntson  
Peter Wathen  
Pam Whiting

## 383. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Ron Pinnock, Geoff Shacklock, Alex Smith and Robin Underwood.

## 384. MINUTES

The minutes of the meeting held on 17 February 2016 were approved as a true and correct record of the proceedings.

## 385. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations Of Interest

| Councillor                    | Application  | Nature of Interest   | DPI | Other Interest     |
|-------------------------------|--|--|-----|--------------------|
| Dudley Hughes and Andy Mercer | 15/02174/OUT (Land Rear of Abbott House and 1-3 Glaphorn Road, Oundle)   | Members of Northamptonshire County Council who are the applicant   |     | Yes (left meeting) |
| Andy Mercer                   | 16/00221/NCC (Collyweston Quarry, Peterborough Road, Duddington) and 16/00151/NCC (Land South of Oil Depot, Wansford Road, Kings Cliffe) | Vice Chairman of the Northamptonshire County Council Development Control Committee who would be determining the applications |     | Yes (left meeting) |

**(b) Informal Site Visits**

Councillor Sylvia Hobbs declared that she had visited the site at 88 Finedon Road, Irthlingborough (15/02246/FUL).

Councillor Lance Jones declared that he had visited the site at The Willows House, Brooks Road, Raunds (15/02187/FUL).

Councillor Phillip Stearn declared that he had visited the site at Land Rear of Abbott House and 1-3 Glaphorn Road, Oundle (15/02174/OUT).

**386. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

**387. 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.

**388. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Councillor Amanda Michel** - 15/02235/OUT – Land North of West Street, Stanwick (on behalf of Stanwick Parish Council)
- **Mr Alan Disbery** - 15/02235/OUT – Land North of West Street, Stanwick (Objector on behalf of Stanwick Village Residents Group)
- **Ms Stacey Rawlings** - 15/02174/OUT - Land Rear of Abbott House and 1-3 Glaphorn Road, Oundle (Agent for the Applicant)
- **Councillor Paul Piercy-Hughes** – Land rear of Abbot House and 1-3 Glaphorn Road, Oundle (on behalf of Oundle Town Council)

- **Ms Julie Grove** – 15/02174/OUT – Land rear of Abbot House and 1-3 Glaphorn Road, Oundle (Objector)
- **Mr Neil Crozier** - 15/02246/FUL - 88 Finedon Road, Irthlingborough (Objector)
- **Mr John Sidey** - 15/02246/FUL - 88 Finedon Road, Irthlingborough (Agent for the Applicant)
- **Councillor Dorothy Maxwell** - 16/00134/FUL - Land adjacent Chestnut Close Rushden (Ward Councillor)
- **Mr Darren Allen** - 16/00134/FUL - Land adjacent Chestnut Close Rushden (Agent for the Applicant)

### **389. 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 had considered the application for the development of a food store with access, service area, car parking, petrol filling station and landscaping at the Planning Management Committee meeting held on 17 February 2016.

The application had been deferred to allow further discussion on the design and roof form of the food store, the feasibility of providing a layby for the bus stop and the number of parking spaces.

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

#### **(ii) 15/02235/OUT – Land North of West Street, Stanwick**

The Committee considered an application which sought outline planning permission for the erection of up to 198 residential dwellings. All matters reserved with the exception of the means of access.

The application had been brought before the Committee as the site area exceeded that which could be determined by the Head of Planning Services under the Scheme of Delegation.

Members noted that 575 objection letters had been received from nearby residents.

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

- The proposal would result in new housing development on unallocated greenfield land at Stanwick without adequate justification.
- In the absence of an appropriate archaeological evaluation it is not possible for the Local Planning Authority to reach an informed decision on this issue without such information.

- In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not convinced that the infrastructure directly required to service or serve the proposed development, including affordable housing, open space/play space, off-site playing pitches, off-site indoor sports facilities, education facilities, library facilities, fire infrastructure and transport measures will be provided.
- The location and lack of transportation facilities mean that the proposal is unsustainable and will prejudice the aims of the Northamptonshire Highway Development Management Strategy, policy 9 of the North Northamptonshire Core Spatial Strategy 2008 and Policy 11 of the North Northamptonshire Core Spatial Strategy Pre-Submission Plan July 2015 and the National Planning Policy Framework to focus development in areas that will contribute to the general aim of reducing the need to travel and by giving preference to locations that are accessible by a choice of means of travel.
- The proposed development would fail to conserve and enhance the existing landscape character and historic assets. The proposed development would result in the loss of open landscape which provides an important part of the setting of the historic village so that it is perceived as being surrounded by farmland and loss of the landscape would therefore detrimentally affect the character of the village.

**Councillors Dudley Hughes and Andy Mercer left the meeting for the following item.**

**(iii) 15/02174/OUT – Land rear of Abbott House and 1-3 Glapthorn Road, Oundle**

The Committee considered an application which sought outline planning permission for the erection of up to 13 residential dwellings and associated infrastructure. All matters reserved with the exception of the means of access.

The application had been brought before the Committee in accordance with the Scheme of Delegation as the proposal involved ten or more dwellings within the Town of Oundle. Members noted that Oundle Town Council had objected to the application and letters of objection had been received from nearby residents.

The Committee considered a letter from the applicant's agent which responded to the five reasons for refusal.

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

- The development, by reason of the proposed density at 19 dwellings per hectare, would not be regarded as efficient use of the land.
- The applicant has not submitted sufficient or robust evidence to support the assumption that the application site is redundant and has therefore failed to demonstrate that the site is surplus to requirements in terms of its function as an area designated as open space for sport and recreation.
- The applicant has failed to demonstrate how the development would integrate fully with the immediate context and wider settlement (in terms of design, layout and connectivity).
- The proposed development would be harmful to the landscape setting and, in turn, the architectural and spatial quality of Yarrow House, the Science Building (Grade II) and Oundle School Memorial Chapel, which is listed at Grade II in recognition of its particular importance of more than special interest.

- In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not convinced that the infrastructure directly required to service or serve the proposed development, including affordable housing, healthcare, education, libraries and community facilities will be provided.

**Councillors Dudley Hughes and Andy Mercer returned to the meeting.**

**(iv) 15/02246/FUL – 88 Finedon Road, Irthlingborough**

The Committee considered an application for the conversion of a former factory to six residential flats ranging from one to three bedroomed units with amenity space.

The application had been brought before the Committee as Irthlingborough Town Council had objected to the application and the Ward Member had requested that it be determined by the Committee. Members noted that 12 letters had been received from nearby residents objecting to the application

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

**(v) 16/00134/FUL – Land adjacent Chestnut Close, Rushden**

The Committee considered an application for the erection of four detached residential dwellings, three with integrated garages and one with a detached garage and access.

The application had been brought before the Committee at the request of a Ward Member. Members noted that letters had been received from nearby residents which had objected to the application.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, the update sheet and an amendment to condition 7(iv) to include deliveries.

**(vi) 15/02149/FUL – Lilford Park, Lilford Hall, Lilford**

The Committee were advised that the application had been withdrawn by the Applicant.

**(vii) 15/02187/FUL –The Willows House, Brooks Road, Raunds**

The Committee considered an application for a new domestic access to Brooks Road to serve The Willows House and the erection of a detached double garage.

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

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

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

**(viii) 16/02221/NCC – Collyweston Quarry, Peterborough Road, Duddington**

The Committee considered a proposal from Northamptonshire County Council for a variation to planning permission 13/00120/MINVOC to allow an extension of time for the completion of the in-filling and restoration operations at Collyweston Quarry.

The Committee **agreed** to advise Northamptonshire County Council that East Northamptonshire Council had no objections to the proposal, subject to the conditions imposed on the original planning permission 13/00120/MINVOC being carried forward onto any new permission for the site.

**(ix) 16/00151/NCC – Land South of Oil Depot, Wansford Road, Kings Cliffe**

The Committee considered a proposal from Northamptonshire County Council for the importation of inert materials for the final restoration of the Stonehill Quarry, including the creation of calcareous grassland, along with the extraction of a previously unworked small limestone reserve.

The Committee **agreed** to advise Northamptonshire County Council that East Northamptonshire Council recognise that the restoration proposals would deliver visual landscape and ecological benefits for the area and has no objections to the proposal providing the regarding works are carried out without compromising the views of the natural landscape, as viewed from the SSI, nature reserve and any other public viewpoints. In addition, the Council would like to draw to NCC's attention the comments of the Council's Environmental Protection Officer regarding the operation hours and the conditions recommended by Northamptonshire Highways.

**Councillor Andy Mercer returned to the meeting.**

**390. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 1 February to 19 February 2016.

**RESOLVED:**

That the report be noted.

**Chairman**