

# PLANNING MANAGEMENT COMMITTEE

Date: 30 March 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman  
Gill Mercer Vice Chairman

Richard Gell  
Roger Glithero  
Helen Harrison  
Sylvia Hobbs  
Helen Howell  
Barbara Jenney  
Andy Mercer

Ron Pinnock  
Geoff Shacklock  
Alex Smith  
Robin Underwood  
Peter Wathen  
Pam Whiting

## 414. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dudley Hughes JP and Anna Sauntson.

## 415. MINUTES

The minutes of the meeting held on 09 March 2016 were approved as a true and correct record of the proceedings, subject to:

- Minute 389(v) – 16/00134/FUL – Land Adjacent to Chestnut Close, Rushden – resolution amended to read “The Committee **agreed to grant** the application, subject to the conditions detailed in the officer’s report, the update sheet and an amendment of condition 7(iv) to Hours of construction work and deliveries for the development.”

## 416. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney and Robin Underwood	15/02223/FUL (The Bridge Service Station, Higham Road, Rushden)	Known to speakers		Yes
	16/00314/FUL (108 Wharf Road, Higham Ferrers)	Known to agent		Yes
Richard Gell and Pam Whiting	16/00314/FUL (108 Wharf Road, Higham Ferrers)	Members of Higham Ferrers Town Council		Yes

Ron Pinnock	16/00314/FUL (108 Wharf Road, Higham Ferrers)	Known to speaker		Yes
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**(b) Informal Site Visits**

No informal site visits had taken place.

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

No questions were submitted under Procedure Rule 10.3.

**418. 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
- 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.

**419. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Mr Allen** - 15/02223/FUL - The Bridge Service Station, Higham Road, Rushden (Objector)
- **Mr Bob Parkes** - 15/02223/FUL - The Bridge Service Station, Higham Road, Rushden (Agent for the Applicant)
- **Councillor Liz Kelly** 16/00263/OUT - 4 Britten Close, Chelveston and 16/00218/OUT – Land Off The Crescent, Chelston Rise, Caldecott (On behalf of Chelveston-cum-Caldecott Parish Council)
- **Phillippa Martin-Moran** - 16/00263/OUT - 4 Britten Close, Chelveston (Agent for the Applicant)
- **Mr Barry Davies** 16/00218/OUT – Land Off The Crescent, Chelston Rise, Caldecott (Agent for the Applicant)

- **Councillor Bert Jackson** – 16/00314/FUL – 108 Wharf Road, Higham Ferrers (on behalf of Higham Ferrers Town Council)

#### **420. 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) 15/02020/OUT – Car Park and Land, Rockingham Motor Speedway, Mitchell Road, Corby**

The Committee considered an application which sought outline planning permission for the development of an employment park, comprising up to 121,703 sqm (gross) floor space for light industrial, general industrial (automotive production) and storage/distribution uses (all matters reserved)

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 Northamptonshire Police had highlighted a range of issues to be considered.

It was recommended that the application be deferred as there were a number of outstanding issues, including:

- A revised highway mitigation strategy and S106 head of terms received on the day of the Committee.
- The applicant had challenged some of the noise conditions.
- The Lead Local Flood Authority needed to be re-consulted on suggested changes to conditions.

Members also suggested that the impact on the village of Deene and the comments of Corby Borough Council be included in the report when it was brought back to the Committee.

The Committee **agreed to defer** the application as there were a number of outstanding issues to be resolved.

**(ii) 15/02223/FUL – The Bridge Service Station, Higham Road, Rushden**

The Committee considered an application for the demolition of an existing petrol filling station, associated kiosk, garage service station and car wash area; to be replaced by a new petrol filling station, forecourt, kiosk with external storage area, retail concession, ATM jet wash, five customer parking bays (including one disabled parking bay), air and water unit, vacuum unit, replacement fuel tanks, lighting, CCTV and boundary treatments.

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

Members noted that three letters had been received from nearby residents objecting to the application.

It was noted that the applicant had amended the proposed opening hours of the petrol filling station to 6am-midnight.

Members raised a number of issues around the turning of delivery vehicles at the site, the provision of a layby opposite as per the approved ASDA store, the proposed opening times and the noise calculations.

The meeting adjourned at 7.40pm to enable Officers to consider the issues which had been raised. The meeting reconvened at 7.48pm.

The Committee **agreed to defer** the application to enable a site visit to take place and to allow officers to liaise with the applicant on the issues of noise levels, provision of a layby opposite and the hours of use.

**(iii) 15/02014/FUL – Andrews Quarry, Sulehay Road, Yarwell**

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

**(iv) 1/00075/FUL – Land Rear of Fineshade Close, Kings Cliffe**

The Committee considered an application for the erection of ten residential dwellings with associated access, landscaping and parking.

The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members 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 proposed street layout would be dominated by car parking positioned directly in front of the individual units and Plots 9 and 10 would be sunken down below road level.
- Very limited outdoor amenity areas would be provided for the future occupiers, in particular for Plots 5 and 6 with the gardens each measuring 5.0 metres x 4.0 metres.
- The applicant has failed to provide adequate drainage information to demonstrate that the proposal would not increase flood/run-off from the site to elsewhere.
- The submitted 'Preliminary Ecological Appraisal' has recommended that further surveying work would be required for reptiles and in the absence of further information, the applicant has failed to demonstrate that the proposal would not have an adverse effect on wildlife and protected species.
- 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 for the proposed development will be provided and as such the proposal would be contrary to Policy 6 of the North Northamptonshire Core Spatial Strategy 2008, Policy 13 of the Rural North, Oundle and Thrapston Plan 2011, Developer Contributions SPD 2006 and Policy 10 of the submission North Northamptonshire Joint Core Strategy Pre-submission Plan 2015.
- The applicant has failed to demonstrate that proper consideration has been given to the on-site hedgerow and that this could be retained to respect, conserve and enhance the character of the surroundings.

**(v) 16/00263/OUT – 4 Britten Close, Chelveston**

The Committee considered an application which sought outline planning permission for the erection of three residential dwellings with all matters reserved except access.

The application had been brought before the Committee in accordance with the Scheme of Delegation as the proposal involved more than one residential unit within a Restricted Infill Village.

Members noted that five letters had been received from nearby residents objecting to the application. Chelveston Parish Council had also objected to the application as it was contrary to the emerging Neighbourhood Plan which had recently been submitted.

Members sought clarification on when the Neighbourhood Plan would gain weight in the planning process.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report with the addition of an informative stating that Members have concerns regarding the number of proposed units.

**(vi) 16/00218/OUT – Land Off The Crescent, Chelston Rise, Caldecott**

The Committee considered an application which sought outline planning permission for the erection of five residential dwellings with all matters reserved.

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 Chelveston Parish Council had no objections to the principle of development but did object to the application as they considered it premature as it sought to thwart the phasing of the emerging Neighbourhood Plan. Members further noted that several letters of objection to the application had been received from nearby residents.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and with the addition of a condition to secure water conservation measures.

**(vii) 16/0314/FUL – 108 Wharf Road, Higham Ferrers, Rushden**

The Committee considered an application for the erection of a two bedroomed bungalow in the side garden of a large detached house.

The application had been brought before the Committee as Higham Ferrers Town Council had objected to the application as they considered the development was contrary to policy HF.H1 of the Higham Ferrers Neighbourhood Plan.

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

- Impact on neighbour amenity, contrary to Policy HF.DE1 of the Higham Ferrers Neighbourhood Plan.

- Out of character with the prevailing built form, contrary to Policies HF.H1 and HF.DE1 of the Higham Ferrers Neighbourhood Plan.

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 reason for refusal.

#### **421. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 22 February to 08 March 2016.

#### **RESOLVED:**

That the report be noted.

**Chairman**