

PLANNING MANAGEMENT COMMITTEE

Date: 20 April 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Richard Gell
Roger Glithero JP
Helen Harrison
Sylvia Hobbs
Helen Howell
Dudley Hughes JP
Lance Jones

Andy Mercer
Ron Pinnock
Geoff Shacklock
Robin Underwood
Peter Wathen
Pam Whiting

453. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Barbara Jenney, Anna Sauntson, Alex Smith and Pam Whiting.

454. MINUTES

The minutes of the meeting held on 30 March 2016 were approved as a true and correct record of the proceedings.

455. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Richard Gell	15/02271/FUL (Chelveston Renewable Energy Park, The Airfield, Chelveston)	Member of Group responsible for getting public rights of way on the site		Yes
Roger Glithero	15/02020/OUT (Car Park and Land Rockingham Motor Speedway, Mitchell Road, Corby)	Chairman of the Rockingham Motor Speedway Forum		Yes
Helen Howell, Andy Mercer, Gill Mercer	15/02249/FUL (Land Adjacent Skew Bridge Ski Slope, Northampton Road, Rushden)	Spoke at the public inquiry of the original application		Yes

Geoff Shacklock	16/00367/FUL (Land West of Fotheringhay Road, Tansor)	Known to applicant and agent		Yes (left meeting during this item)
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(b) Informal Site Visits

Councillor Roger Glithero declared that he had on a number of occasions visited the site at Car Park and Land at Rockingham Motor Speedway, Mitchell Road, Corby (15/02020/FUL).

Councillor Dudley Hughes declared that he had visited the site at The Bridge Service Station, Higham Road, Rushden (15/02223/FUL).

456. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

457. 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:

- 14/02238/FUL Rushden Hospital
- 15/01976/VAR Grensons, Queen Street, Rushden

Members considered a request by the Planning Development Manager for an extension of time in respect of applications 10/00857/OUT Irthlingborough West until the end of June 2016 and 15/00990/FUL Church Street, Irthlingborough until 13 July 2016.

RESOLVED:

1. That the report be noted.
2. That the extensions in respect of applications 10/00857/OUT Irthlingborough West and 15/00990/FUL Church Street, Irthlingborough be approved.

458. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Christine Tetlow** - 15/02223/FUL - The Bridge Service Station, Higham Road, Rushden (Agent for the Applicant)
- **Councillor Dorothy Maxwell** - 15/02223/FUL - The Bridge Service Station, Higham Road, Rushden (Ward Member)

- **Andrew Elliott** - 15/002020/OUT – Car Park and Land, Rockingham Motor Speedway, Mitchell Road, Corby (Agent for the Applicant)

459. 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) 15/02223/FUL – The Bridge Service Station, Higham Road, Rushden

At the Planning Management Committee meeting held on 30 March 2016 the Committee had 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 Committee had 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.

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. Members also considered a letter from Shoosmiths Solicitors which had been received on the instruction of Councillor Dorothy Maxwell.

Councillor Robin Underwood asked that his thanks to Anne Dicks for her patience in dealing with the application and all parties be minuted.

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

Condition 8:

“Prior to commencement of the development hereby permitted, a scheme of management and servicing of the petrol filling station with regard to petrol tanker deliveries shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall demonstrate that tankers can enter and leave the site in a forward gear. The approved scheme shall thereafter be implemented in accordance with the approved details in perpetuity.”

Informative:

The applicant is asked to avoid tanker deliveries during peak school start and close times.

(ii) 15/02020/OUT – Car Park and Land, Rockingham Motor Speedway, Mitchell Road, Corby

At the Planning Management Committee meeting held on 30 March 2016 the Committee had 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 Committee had agreed to defer the application as there were a number of outstanding issues to be resolved.

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 officers were now satisfied that outstanding highway matters had been satisfactorily resolved and a decision on the application could now be taken.

The Committee considered the impact of the application on traffic through the village of Deene particularly HGVs and the need for a mandatory weight limit. The Highways Officer from Northamptonshire County Council undertook to raise this issue with the Highways Authority and to meet with the Parish Council.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, the update sheet and the completion of a satisfactory legal agreement.

(iii) 15/02249/FUL – Land Adjacent Skew Bridge Ski Slope, Northampton Road, Rushden

The Committee considered an application for the erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses, the erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

The application had been brought before the Committee as it did not fall within the Scheme of Delegation.

Members noted that both Rushden Town Council and Irthlingborough Town Council welcomed the application and twenty four letters had been received in support of the application. Members further noted that objections had been received from Deloitte Real Estate on behalf of the Grosvenor Shopping Centre, Bedford Borough Council and Kettering Borough Council.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, the update sheet and completion of a satisfactory legal agreement.

(iv) 15/02271/FUL – Chelveston Renewable Energy Park, The Airfield, Chelveston

The Committee considered an application for the construction of a B2 (general industrial) manufacturing building with ancillary B1 (business) storage/office/facilities accommodation, staff parking and associated hardstanding/HGV parking/turning area.

The application had been brought before the Committee due to an objection received from Chelveston Parish Council.

Members noted that twenty four letters had been received objecting to the application. Members further noted that a letter of support had been received from the Northamptonshire Enterprise Partnership.

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

Councillor Geoff Shacklock left the meeting for the following item.

(v) 16/00367/FUL – Land West of Fotheringhay Road, Tansor

The Committee considered an application which proposed the erection of polytunnels on land to the west of Fotheringhay Road, Tansor.

The application had been brought before the Committee as it did not fall within the Scheme of Delegation.

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

Councillor Geoff Shacklock returned to the meeting.

(vi) 16/00212/FUL – Mill Farm Buildings, Kings Cliffe Road, Blatherwycke

The Committee considered an application for the erection of a large agricultural grain storage building.

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.

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

460. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 9 March 2016 to 1 April 2016.

RESOLVED:

That the report be noted.

Chairman