

PLANNING MANAGEMENT COMMITTEE

Date: 11 May 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Gill Mercer Vice Chairman

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

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

473. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Anna Sauntson, Alex Smith and Phillip Stearn.

474. MINUTES

The minutes of the meeting held on 20 April 2016 were approved as a true and correct record of the proceedings, subject to Councillor Pam Whiting being removed from the list of those present.

475. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Committee Members	15/01191/FUL (Nene Business Park, Diamond Way, Irthlingborough)	Know one of the speakers who was a member of the Council		Yes

(b) Informal Site Visits

No informal site visits had been undertaken.

476. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

477. 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
- 15/01195/VAR Rushden Hospital
- 15/01976/VAR Grensons, Queen Street, Rushden

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

The Committee noted that the S106 Agreement for 15/00990/FUL Church Street, Irthlingborough, had now been signed and the decision issued.

RESOLVED:

That the report be noted.

478. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr Paul Keach** - 15/01191/FUL - Nene Business Park, Diamond Way, Irthlingborough (Supporter)
- **Mr Neil Dennison** - 15/01191/FUL - Nene Business Park, Diamond Way, Irthlingborough (Representing the Applicant)
- **Councillor Roger Powell** - 15/01191/FUL - Nene Business Park, Diamond Way, Irthlingborough (on behalf of Irthlingborough Town Council)

479. 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) 15/01191/FUL – Nene Business Park, Diamond Way, Irthlingborough

The Committee considered an application for the development of two buildings to provide an Aldi Food retail store (class A1) and a day care centre (class D1b), new car parking, landscaping, associated servicing and means of access.

Members noted that 138 letters in support of the application and five letters objecting to the application had been received.

Since the publication of the agenda, recommended refusals one and three had now been satisfied and no longer formed part of the recommendation.

During the debate on the application, Members highlighted the lack of food retail choice in Irthlingborough and that nearby towns could support two or more supermarkets.

Following the debate, the Council's legal advisor outlined the potential for legal challenge that may arise should the Committee grant the application, contrary to officer advice. The Head of Planning Services requested that Members considered deferring their consideration of the application until a future meeting to enable further legal advice to be taken. The Committee declined this request.

The Committee **agreed to grant** the application, contrary to officer advice, as the proposed development would bring a number of benefits to Irthlingborough for the following reasons:

- Comparable towns in the area have thrived with two or more food retail shops;
- There is an urgent need for new retail capacity in Irthlingborough and there is no confidence that this would happen if the application was refused;
- Members did not believe that refusal of the application could be defended if it went to appeal;
- The environmental impact of the development would be lower due to fewer miles needing to be travelled by local residents;
- A supermarket on the A6 would catch passing trade and boost retail spend within Irthlingborough;
- The presence of a supermarket would provide additional car parking for the overloaded Nene Clinic; and
- Additional footfall would guarantee the continuation of the bus service by keeping it viable.

In doing so, the Committee agreed to delegate authority to the Head of Planning Services, the Chairman and Vice-Chairman of the Committee and Ward Member, in consultation with Irthlingborough Town Council, to agree the reasons for approval.

(ii) 16/00108/REM – Land Off A45, London Road, Raunds

The Committee considered a reserved matter application for appearance, layout, scale and landscaping for fast food unit (use class A5) pursuant to application 11/00700/OUT.

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, the update sheet and the following amendment:

Condition 1:

“Notwithstanding the dark grey coloured metal cladding shown on the submitted drawings, ~~an alternative colour for the cladding and its external finish details shall be submitted to and be approved in writing by the Local Planning Authority before commencement of the development hereby permitted.~~ The development shall thereafter be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory elevational treatment for the development in the interest of visual amenity and the character and appearance of the area.”

480. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 4 April 2016 to 22 April 2016.

The Committee noted that the appeal against refusal of application 15/00695/FUL Peck House, Peck Way, Rushden had been allowed and the applicant awarded costs of £800. During a detailed discussion, it was raised by Members that Inspectors did not appear to give weight during appeals to local knowledge and the view of local members. Greater strength on the comments made and evidence submitted by local people during meetings was needed to support the Committee's decisions. Officers confirmed that it was important to have as much information as possible available at the time of the decision being taken and if an application was considered to be controversial, to work with officers before the meeting to build as strong a case as possible. It was also noted that meetings of the Committee were recorded and these could be used as evidence in appeals. If any Members had any further points to make they were asked to submit them to the Head of Planning Services.

RESOLVED:

That the report be noted.

Chairman