

PLANNING MANAGEMENT COMMITTEE

Date: 01 June 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
Sylvia Hobbs
Helen Howell
Barbara Jenney
Andy Mercer

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

19. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Helen Harrison and Anna Sauntson.

20. MINUTES

The minutes of the meeting held on 11 May 2016 were approved as a true and correct record of the proceedings, subject to:

Minute 479 (i) – 15/01191/FUL – Nene Business Park, Diamond Way, Irthlingborough – last paragraph amended to read “....., to agree the reasons for approval **and conditions.**”

21. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Pam Whiting	General	Knew two of the speakers		Yes

(b) Informal Site Visits

No informal site visits had been undertaken.

22. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

23. 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.

RESOLVED:

That the report be noted.

24. DELEGATIONS TO HEAD OF PLANNING SERVICES

In accordance with Minute 441 of the meeting held on 21 March 2012, the Committee received a report providing an update on applications where actions had been delegated to the Head of Planning Services.

The Planning Development Manager advised that application 15/01191/FUL Aldi, Irthlingborough had now been completed and issued.

RESOLVED:

That the report be noted.

25. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Councillor Dorothy Maxwell** - 16/00469/OUT - 3 Northampton Road, Rushden (Ward Member)
- **Lynn Gilbert** - 16/00469/OUT - 3 Northampton Road, Rushden (Objector)
- **Richard Davison-Francis** - 16/00542/OUT - 258 Newton Road, Rushden (Objector)
- **Jeremy Mace** – 16/00660/FUL – 9 Laxton Drive, Oundle (Applicant)

26. 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) 16/00469/OUT - 3 Northampton Road, Rushden

The Committee considered an application which sought outline planning permission for the demolition of an existing dwelling and outbuildings and the erection of nine residential dwellings, modification of access to off road parking and amenity space, (all matters reserved except access and scale).

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

Members noted that both Rushden Town Council and Higham Ferrers Town Council had objected to the application. Members further noted that one letter had been received from a nearby resident objecting to the application.

Concerns were raised about the proposed number of dwellings on the site and it was noted that the applicant had agreed to amend the application's description to read "up to 9 dwellings".

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

- 1) Prior to the commencement of any part of the development, a Construction Management Plan shall be submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:
 - a. Dust mitigation measures during the construction period;
 - b. Control of noise emanating from the site during the construction period;
 - c. Hours of construction work for the development;
 - d. Contractors compounds and other storage arrangements;
 - e. Enclosure of phase or sub-phase development sites;
 - f. Provision for all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period;
 - g. Arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent public highways;
 - h. Routing agreement for construction traffic; and
 - i. Details of any temporary site access.

The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise approved in writing by the local planning authority.

Reason: In the interest of highway safety.

- 2) Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, details showing the proposed slab levels of the developments in relation to the existing and proposed levels of the site and the surrounding roads shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to the surrounding land and buildings.

(ii) 16/00542/OUT – 258 Newton Road, Rushden

The Committee considered an application which sought outline planning permission for the demolition of a detached bungalow and the erection of two one and a half storey residential dwellings, access and scale. Layout, external appearance and landscaping are reserved for future consideration.

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

Members noted that Rushden Town Council had objected to the application. Members further noted that two letters had been received from nearby residents objecting to the application.

The Committee **agreed to defer** the application to enable a site visit to be undertaken.

(iii) 16/00589/FUL – Grensons Shoes Ltd, Queen Street, Rushden

The Committee considered an application for the conversion of a listed building to form 14 two bedroomed flats including the demolition of a 20th century extension and north light sheds.

The application had been brought before the committee in accordance with the Scheme of Delegation as Members had considered the original application.

Members noted that planning permission had been granted in 2014 for the conversion of the former factory to 16 flats but the applicant had now chosen to reduce the number of units so that they could add an en-suite to each of the flats.

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) 16/00590/LBC – Grensons Shoes Ltd, Queen Street, Rushden

The Committee considered an application for the conversion of a listed building to form 14 two bedroomed flats including the demolition of a 20th century extension and north light sheds.

The application had been brought before the committee in accordance with the Scheme of Delegation as Members had considered the original application.

Members noted that listed building consent had been granted in 2014 for the conversion of the former factory to 16 flats but the applicant had now chosen to reduce the number of units so that they could add an en-suite to each of the flats.

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

(v) 16/00660/FUL – 9 Laxton Drive, Oundle

The Committee considered an application to raise the garden fence to 1.7m high to boundary edge adjacent to the highway. Members noted that it was a retrospective application as the work had been carried out.

The application had been brought before the Committee at the request of the Ward Member as Ashton Parish Council had strongly objected to the application.

Members noted that Oundle Town Council had also objected to the application and three letters of objection had been received from nearby residents.

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

27. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 25 April 2016 to 13 May 2016.

The Committee noted that the appeal against refusal of application 15/02105/FUL 19 Moor Road, Rushden had been allowed and the applicant awarded costs. During a detailed discussion of the issues, the Legal Officer explained the process which would need to be followed if the Committee wished to challenge the Inspector's decision. There was a six week deadline from the date of the Inspector's decision to seek leave to appeal from the new Planning Court. Any challenge could only be on a point of law, where it was believed that the Inspector had erred. If the Council was not able provide sufficient evidence then the application to seek leave to appeal would not be successful.

Going forward, officers undertook to bring any significant Inspector decisions as a verbal update to the first available Committee meeting.

RESOLVED:

That the report be noted.

Chairman