

# PLANNING MANAGEMENT COMMITTEE

**Date:** 13 July 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  
Barbara Jenney

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

## 94. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Anna Sauntson and Alex Smith

## 95. MINUTES

Subject to "Brigston" being amended to "Brigstock" in minute 67, the minutes of the meeting held on 22 June 2016 were approved as a true and correct record of the proceeding.

## 96. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Members of the Committee	15/02198/OUT and 15/02199/OUT	Knew public speakers (Cllrs Hillson and Powell)		Yes
Dudley Hughes, Andy Mercer and Ron Pinnock	16/01066/FUL	Knew public speaker (Cllr Derek Lawson)		Yes
Richard Gell, Barbara Jenney and Pam Whiting	16/01066/FUL	Knew both public speakers (Cllr Derek Lawson and Mr John Sidey)		Yes
Robin Underwood	16/00913/FUL	Governor of Rushden Academy which has the same sponsor as the applicant		Yes

**(b) Informal Site Visits**

Councillor Roger Glithero declared that he had visited Nene Park, Station Road, Irthlingborough.

Councillors Dudley Hughes and Peter Wathen declared that they had visited Raunds Windmill Primary School, Windmill Lane, Raunds.

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

No questions were submitted under Procedure Rule 10.3.

**98. 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
- 16/00589/FUL Grensons, Queen Street, Rushden

Members considered a request by the Planning Development Manager for an extension of time in respect of application 15/01976/VAR Grensons, Queen Street, Rushden until the end of August 2016.

**RESOLVED:** That

- i) the report be noted.
- ii) the extension in respect of application 15/01976/VAR Grensons, Queen Street, Rushden be approved.

**99. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Councillor Marika Hillson** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (Ward Member)
- **Matthew Williams** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (Objector)
- **Councillor Roger Powell** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (on behalf of Irthlingborough Town Council)
- **Luke Raistrick** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (Agent for the Applicant)
- **Bob Cotter** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (Supporter)

- **Ralph Burditt** - 15/02198/OUT & 15/02199/OUT - Nene Park, Station Road, Irthlingborough (Objector)
- **Matt Coleman** - 16/00913/FUL - Raunds Windmill Primary School, Windmill Lane, Raunds (Applicant)
- **Councillor Derek Lawson** - 16/01066/FUL - 108 Wharf Road, Higham Ferrers (on behalf of Higham Ferrers Town Council)
- **John Sidey** - 16/01066/FUL - 108 Wharf Road, Higham Ferrers (Agent for the Applicant)

## **100. 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 both applications 16/00542/OUT 258 Newton Road, Rushden and application 16/00919/FUL Smithfield Court, Raunds had now been completed and issued.

### **RESOLVED:**

That the report be noted.

## **101. 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) 15/02198/OUT – Nene Park, Station Road, Irthlingborough**

The Committee considered an application which sought outline planning permission for the demolition of an existing football stadium and associated infrastructure and erection of a new retail and leisure development including retail (A1), cinema (D2), hotel (C1), restaurants (A3/A5) and new community football facility with access and parking. (All matters reserved except for access).

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

Members noted that Irthlingborough Town Council had objected to the application. Members further noted that:-

- Seven letters had been received from nearby residents objecting to the application.
- AFC Rushden and Diamonds had objected to the application.
- Northampton Hotspur had objected to the application
- Ellandi LLP (owners of the Newlands Shopping Centre, Kettering) had objected to the application
- MRPP had sent 2 letters objecting to the application
- Asda Stores had objected to the application
- Borough Council of Wellingborough had objected to the application

- North Northamptonshire Joint Planning Unit had objected to the application

It was proposed by Councillor Sylvia Hobbs and seconded by Councillor Roger Glithero that the application be granted. On being put to the vote, the proposition was declared lost, with 2 Members voting in favour and 12 against.

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

1. By virtue of the location, scale and type of development, the proposal conflicts with the NNCSS and JCS settlement hierarchies, which for Irthlingborough support town centre development, which is of a scale and nature consistent with the character of the settlement and its role in providing mainly convenience shopping and local services. The proposal therefore conflicts with NNCSS Policies 1 and 12 and JCS Policies 11 and 12
2. The application had failed to demonstrate that it would not result in a significant adverse impact on surrounds centres, contrary to NPPF paragraph 26, NNCSS Policy 12 and JCS Policy 12.
3. The application failed to demonstrate the development would be safe with respect to flood risk and the exceptional test had not been satisfactorily applied/passed contrary to NNCSS Policy 13 (q) JCS Policy 5(b) and NPPF paragraphs 102 and 103.
4. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement, the Local Planning Authority was not convinced that the infrastructure directly required for the proposed development would be provided and as such the proposal would be contrary to NNCSS Policy 6, JCS Policy 10, Developer Contributions SPD 2006, and Northamptonshire County Council Planning Obligations Framework and Guidance 2011.

### **15/02199/OUT – Five a Side Pitch, Diamond Way, Irthlingborough**

The Committee considered an application which sought outline planning permission for the redevelopment to create car parking spaces in conjunction with the wider mixed use proposal on the surrounding site (all matters reserved except access). The application had been brought before the Committee in accordance with the Scheme of Delegation

Members noted that Irthlingborough Town Council had objected to the application. Members further noted that:-

- Seven letters had been received from nearby residents objecting to the application.
- AFC Rushden and Diamonds had objected to the application.
- Northampton Hotspur had objected to the application
- Ellandi LLP (owners of the Newlands Shopping Centre, Kettering) had objected to the application
- MRPP had sent 2 letters objecting to the application
- Asda Stores had objected to the application
- Borough Council of Wellingborough had objected to the application
- North Northamptonshire Joint Planning Unit had objected to the application

It was proposed by Councillor Sylvia Hobbs and seconded by Councillor Roger Glithero that the application be granted. On being put to the vote, the proposition was declared lost with no Members voting in favour, 11 voting against and 2 abstentions.

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

1. The proposal involved the loss of a 5-a-side football pitch, which was not justified as the wider development considered under 15/02198/OUT was refused. The proposal is therefore contrary to NNCSS Policy 13 (g), JCS Policy 7(d) and NPPF paragraph 74.
2. The application failed to demonstrate the development would be safe with respect to flood risk and the exception test had not been satisfactorily applied/passed contrary to NNCSS Policy 13 (q), JCS Policy 5 (b) and NPPF paragraphs 102 and 103.

**(ii) 16/00913/FUL – Raunds Windmill Primary School, Windmill Lane, Raunds**

The Committee considered an application for the installation of an Early Years Outdoor Learning area.

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

Members noted that ENC's Environmental Protection Officer had objected to the application.

It was proposed by Councillor Peter Wathen and seconded by Councillor Helen Howell that the application be granted as the benefits deriving from the proposal outweigh the identified adverse impact of the proposal and in view of the great weight afforded to such development in National Planning Policy. On being put to the vote, the proposition was declared carried with 12 Members voting in favour, none voting against and 1 abstention.

The Committee **agreed to grant** the application, contrary to officer advice, on the grounds that the benefits of the outdoor learning area outweigh the potential impact from noise.

The Committee delegated authority to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Committee and the Ward Member, to agree the reasons for approval and conditions.

**(iii) 16/01066/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 was a resubmission with additional supporting information following the refusal of application 16/00314/FUL and the current application had been brought before the Committee as the Committee had considered the original application.

That subject to the inclusion of a condition removing permitted development rights, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report.

**(iv) 16/01052/FUL – 2 Express Business Park, Shipton Way, Rushden**

The Committee considered an application for the installation of a mezzanine floor, erection of a security fence and gate, air conditioning plant and a smoking shelter at an existing commercial building.

The Committee **agreed to defer** consideration of this application to allow the applicant to address the concerns of the Highway Authority.

**Chairman**