

PLANNING MANAGEMENT COMMITTEE

Date: 03 August 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
Helen Howell
Barbara Jenney
Lance Jones

Andy Mercer
Geoff Shacklock
Alex Smith
Robin Underwood
Peter Wathen
Pam Whiting

121. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sylvia Hobbs, Dudley Hughes JP, Ron Pinnock and Anna Sauntson.

122. MINUTES

The minutes of the meeting held on 13 July 2016 were approved as a true and correct record of the proceeding, subject to:

Minute 101 (i) – 15/02198/OUT – Nene Park, Station Road, Irthlingborough – third reason for refusal should read “exception test” and not “exceptional test”.

123. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Richard Gell	16/00845/FUL (Potting Sheds, Ashton Wold, Ashton)	Chairman of the Ramblers Committee who had made a representation		Yes
Roger Glithero JP	16/00845/FUL (Potting Sheds, Ashton Wold, Ashton)	Knew the Agent		Yes
Phillip Stearn	16/00845/FUL (Potting Sheds, Ashton Wold, Ashton)	Had close knowledge of the application		Yes (left meeting)

Andy Mercer	16/00755/FUL (Oundle Church of England Primary School, Milton Road, Oundle)	Member of Northamptonshire County Council who were the applicant.		Yes
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(b) Informal Site Visits

No informal site visits had been undertaken.

124. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

125. 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
- 15/01976/VAR Grensons, Queen Street, Rushden

Members noted that instructions had been issued in respect of application 16/00589/FUL Grensons, Queen Street, Rushden.

RESOLVED:

That the report be noted.

126. 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 16/00913/FUL Windmill Academy, Raunds had now been completed and decision issued.

RESOLVED:

That the report be noted.

127. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Sophie Bolton** - 16/00845/FUL - Potting Sheds, Ashton Wold, Ashton (Agent for the Applicant)
- **Matthew Duck** - 16/01502/FUL - 2 Express Business Park, Shipton Way, Rushden (Applicant)

128. 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) 16/00899/FUL – Barns at Elmington Top Lodge, Ashton Wold, Ashton

The Committee considered an application for the erection of a large agricultural building consisting of a grain store and lean-to.

The application had been brought before the Committee as the building was over 1000m² of floor space

Members noted that one letter had been received from a nearby resident objecting to the application. Members also noted that nearby properties referred to in the report had been incorrectly named.

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

(ii) 16/00918/OUT – Land adjacent Cricket Ground, Ashton Wold, Ashton

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

The Chairman left the meeting for the following two items.

(iii) 16/00845/FUL – Potting Sheds, Ashton Wold, Ashton

The Committee considered an application for the erection of four two bedroomed bungalows and two three bedroomed bungalows and associated site works. The application was a resubmission of application 15/02277/FUL which had been refused permission in February 2016.

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

Members noted that five letters of support from neighbours had been received. Members also noted that the applicant had submitted a supporting document: "The Ashton Estate: Past, Present and Future" which suggested that the development was required to enable future works around the estate.

Members further noted that Northamptonshire County Council Highways supported the reason for refusal as the development was not in a sustainable location in transport terms.

The Committee **agreed to defer** the application to allow the applicant to submit additional information regarding the impact on the listed wall and for officers to compile a simplified plan of the proposal to aid members' understanding of its relationship with previously approved schemes in and around the walled garden.

(iv) 16/00847/LBC – Potting Sheds, Ashton Wold, Ashton

The Committee considered a Listed Building Consent application for the erection of four two bedroomed bungalows and two three bedroomed bungalows and associated site works. The application was a resubmission of application 15/02277/FUL which had been refused permission in February 2016.

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

Members noted that East Northamptonshire Council's Senior Conservation Officer had objected to the application, and Historic England had recommended that the application be refused.

Members further noted that five letters of support from neighbours had been received.

The Committee **agreed to defer** the application to allow the applicant to submit additional information regarding the impact on the listed wall.

The Chairman returned to the meeting.

(v) 16/00755/FUL – Oundle Church of England Primary School, Milton Road, Oundle

The Committee considered a hybrid application which requested full application for the retention and conversion of the original school building to form five town houses and a studio apartment (Plots 1 to 6). The application also sought outline planning permission for the demolition of the existing school buildings and the erection of six apartments and four mews cottages (Plots 7 to 16).

Members noted that several objections to the application had been received from nearby residents. Members also noted that East Northamptonshire Council's Housing Strategy and Delivery Manager had confirmed that due to the introduction of Vacant Building Credit no affordable housing contribution was required as part of this development. The Housing Team had also requested that a clause be added to the S106 to state that the assessment with regards to the Vacant Buildings Credit had been undertaken using the layout plans submitted.

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and completion of a S106 to secure developer contributions.

(vi) 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 application had been deferred from the 13 July 2016 meeting to allow the applicant to address the concerns of the Highway Authority. Members noted that the Highway Authority now had no objection to the application, subject to the inclusion of two conditions.

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

129. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 16 May 2016 to 15 July 2016.

RESOLVED:

That the report be noted.

Chairman