

PLANNING MANAGEMENT COMMITTEE

Date: 24 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
Ron Pinnock
Geoff Shacklock
Robin Underwood
Pam Whiting

130. WELCOME

The Chairman welcomed Kevin Breslin from LGSS to his first meeting as the Committee's legal advisor.

131. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sylvia Hobbs, Dudley Hughes JP, Anna Sauntson, Alex Smith and Peter Wathen.

132. MINUTES

The minutes of the meeting held on 3 August 2016 were approved as a true and correct record of proceedings.

133. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations Of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Peter Gell	15/00119/VAR (Priors Hall Site, Kirby Lane, Deene)	Chairman of the Ramblers Committee who had made a representation		Yes
Geoff Shacklock	16/00865/FUL (The Brambles, Main Street, Thurning)	Knew one of the speakers		Yes

(b) Informal Site Visits

Councillor Geoff Shacklock declared that he had visited The Brambles, Main Street, Thurning.

Councillors Lance Jones and Helen Howell declared that they had visited 12-14 Park Road, Raunds.

134. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

135. 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.

Members considered a request by the Head of Planning Services for an extension of time in respect of applications EN/10/00857/OUT Irthlingborough West until 31 October 2016 and EN/1501976/VAR Grensos, Queen Street, Rushden until 30 September 2016.

Members noted that instructions had been issued in respect of applications 16/00589/FUL Grensos, Queen Street, Rushden and 16/00755/FUL Oundle Primary School.

RESOLVED:

1. That the report be noted.
2. That the extensions in respect of applications EN/10/00857/OUT Irthlingborough West and EN/1501976/VAR Grensos, Queen Street, Rushden be approved.

136. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr Bob Tattar** - 15/00119/VAR - Priors Hall Site, Kirby Lane, Deene (Applicant on behalf of Bela) and 16/01385/FUL - Priors Hall Site, Kirby Lane, Deene (Applicant on behalf of Bela)
- **Mr Rob Hall** - 16/00865/FUL - The Brambles, Main Street, Thurning (Objector)
- **Cllr Mrs Mallett** - 16/00865/FUL - The Brambles, Main Street, Thurning (on behalf of Hemington, Luddington and Thurning Parish Council)
- **Mr Richard Wedge** - 6/00865/FUL - The Brambles, Main Street, Thurning (Agent on behalf of the Applicant)
- **Mr Jon Sidey** - 16/00957/FUL - 12-14 Park Road, Raunds (Agent on behalf of Applicant)

137. 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) 16/01090/FUL – Playing Field, Pavilion Drive, Oundle

The Committee considered an application for the construction of a new athletics track and pavilion on an existing playing field and rough grassland.

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

Members noted that six letters had been received objecting to the application.

It was moved by Councillor Roger Glithero and seconded by Councillor Andy Mercer that the application be granted. On being put to the vote, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet.

(ii) 15/00119/VAR – Priors Hall Site, Kirby Lane, Deene, Corby

The Committee considered an application to vary Condition 4, to substitute approved Development Framework Plan (ref BBD001/DF0/01 Rev C) with drawing ref BBD036-005 Rev T.

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

Members noted that Collyweston and Weldon Parish Councils had objected to the application as well as the Wildlife Trust and Barratt Homes. Concerns had also been raised by Kings Cliffe and Pilton, Stoke Doyle & Wadenhoe Parish Councils, Oundle Town Council, Lloyds Banking Group and Brudenell Estates.

Members further noted that Priors Hall Park Neighbourhood Association was in favour of the proposal being approved.

It was moved by Councillor Roger Glithero and seconded by Councillor Lance Jones that the application be granted. On being put to the vote, 11 members voted in favour and one against, therefore the motion was carried.

The Committee **agreed** that:

- (i) If a satisfactory legal agreement (or similar) is submitted by 30 September 2016 which carries forward obligations from the original consent (reflecting the changes sought by this application): GRANT planning permission subject to conditions to be agreed by the Chairman, Vice Chairman, Ward Member and Head of Planning Services; and
- (ii) If a satisfactory legal agreement (or similar) is not submitted by 30 September 2016 (and an alternative date is not agreed): Delegate to Head of Planning Services to REFUSE.

The Committee delegated authority to the Head of Planning Services, in consultation with the Chairman, Vice Chairman and Ward Member, to confirm the exact wording of the conditions and legal agreement.

(iii) 16/01385/FUL – Priors Hall Site, Kirby Lane, Deene, Corby

The Committee considered an application for Zone 3 Link Road that will provide a highway access from the West of the Priors Hall Park Site in Corby into the North of Zone 2 and into the Southern section of Zone 3.

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

Members noted that two letters had been received objecting to the proposed restriction to Gretton Road for buses/bicycles only. Comments had also been received from Barratt Homes, North Northants Badger Group and Northants Bat Group.

It was moved by Councillor Roger Glithero, seconded by Councillor Andy Mercer that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application to allow further consideration of the flood risk and drainage impacts of the proposal and highways matters.

(iv) 16/00865/FUL – The Brambles, Main Street, Thurning

The Committee considered an application for a single and two storey rear extension and loft conversion to the main residence and a single storey extension to the rear of the garage.

The application had been brought before the Committee at the request of the Ward Member following an objection from Thurning Parish Council.

Members noted that objections had also been received from two neighbours to the application.

It was moved by Councillor Geoff Shacklock, seconded by Councillor Andy Mercer that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application to enable a site visit to be undertaken.

(v) 16/01087/FUL– 216 Wellingborough Road, Rushden

The Committee considered an application for the conversion of the ground floor commercial space into six flats.

The application had been brought before the Committee at the request of the Ward Member following an objection from Rushden Town Council.

Members noted that letters had been received from nearby residents objecting to the application.

Some members were concerned about the proposed overdevelopment of the site, the lack of amenity space and access to the site.

It was moved by Councillor Robin Underwood, seconded by Councillor Gill Mercer that the application be deferred to enable extra information on housing, pollution and noise issues to be provided. On being put to the vote, four members voted in favour, seven against and one abstained, therefore the motion was declared lost.

It was then moved by Councillor Richard Gell, seconded by Councillor Ron Pinnock that the application be approved. On being put to the vote, five members voted for, five members against and two abstained. The Chairman used his casting vote to vote in favour of the motion, which was declared carried.

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

(vi) 16/00957/FUL – 12-14 Park Road, Raunds

The Committee considered an application to convert one dwelling back into two.

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

Members noted that three letters had been received from nearby residents objecting to the application. Members further noted that Raunds Town Council were concerned that there was no off street parking.

Members advised that the road was a main route for school buses and children walking to the local school and it was proposed that there should be a construction delivery time restriction.

It was moved by Councillor Lance Jones, seconded by Councillor Helen Howell that the application be approved. On being put to the vote, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and the inclusion of a construction delivery time restriction, the details of which are delegated to the Head of Planning Services.

(vii) 16/00958/FUL – 12-14 Park Road, Raunds

The Committee considered an application for the erection of four two storey dwellings; one two bedroomed detached dwelling and three three bedroomed terraced dwellings. New vehicular access would be created off Park Road.

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

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

It was moved by Councillor Lance Jones, seconded by Councillor Helen Howell that the application be approved. On being put to the vote, the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report, update sheet and the inclusion of a construction delivery time restriction, the details of which are delegated to the Head of Planning Services.

138. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 14 July 2016 to 05 August 2016.

Councillor Barbara Jenney stated that she was grateful for all the efforts of Planning Officers on the Lidl application at Newton Road, Rushden which the Inspectorate had dismissed.

The Planning Development Manager advised that the application at Land off Benefield Road and Old Dry Lane, Brigstock had also been dismissed by the Inspectorate and would be reported formally at the next meeting. Councillor Richard Gell passed on his thanks for the work of Planning Officers on that appeal and also asked for his thanks to be passed on to the JPU for all their work in preparing the Joint Core Strategy.

RESOLVED:

That the report be noted.

Chairman