

PLANNING MANAGEMENT COMMITTEE

Date: 05 October 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
Lance Jones

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

199. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ron Pinnock.

200. MINUTES

The minutes of the meeting held on 14 September 2016 were approved as a true and correct record of proceedings.

201. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Roger Glithero JP	16/00845/FUL and 16/00847/LBC (Potting Sheds, Ashton Wold, Ashton)	Knew the Agent		Yes
Phillip Stearn	16/00845/FUL and 16/00847/LBC (Potting Sheds, Ashton Wold, Ashton)	Had close knowledge of the application		Yes (left floor of chamber)

(b) Informal Site Visits

Councillor Andy Mercer declared that he had visited Site 32 Oil Depot, Wansford Road, Kings Cliffe (16/01497/FUL).

202. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

203. 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 Planning Development Manager for an extension of time in respect of applications 10/00857/OUT Irthlingborough West and 15/01976/VAR Grensons, Queen Street, Rushden until the end of November 2016.

RESOLVED: That

- i) the report be noted.
- ii) the extension in respect of applications 10/00857/OUT Irthlingborough West and 15/01976/VAR Grensons, Queen Street, Rushden be approved.

204. 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 the draft conditions for application 15/00119/VAR Priors Hall were in progress.

RESOLVED:

That the report be noted.

205. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr David Jackson** - 16/00845/FUL, Potting Sheds, Ashton Wold, Ashton (Agent for the Applicant)

206. 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) **16/00524/FUL – Baptist Chapel, Meeting Lane, Irthlingborough**

At the request of officers, the application was withdrawn from the agenda.

The Chairman left the floor of the chamber for the following two items.

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

At the Planning Management Committee meeting held on 3 August 2016 the Committee had considered an application for the erection of four two bedroomed bungalows and two three bedroomed bungalows and associated site works. The dwellings would be sited adjacent to the Listed Grade II listed garden wall. The application was a resubmission of application 15/02277/FUL which had been refused permission in February 2016.

The Committee had agreed to defer consideration of this application to enable the applicant to provide additional information regarding the proximity of the proposed dwellings in relation to the listed garden wall.

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.

Following the meeting held on 3 August, the applicant had provided an additional drawing which showed the dwellings 150mm from the wall.

Members had also undertaken a site visit but had been unable to gain access to the actual site.

During discussion on the application, Members raised concerns that the positioning of the proposed buildings so close to the listed wall would make it difficult to maintain the wall in the future and could therefore cause harm to the wall.

It was moved by Councillor Roger Glithero and seconded by Councillor Andy Mercer that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application for the following reasons:

- (i) The proposal represents the undesirable addition of six dwellings in an area of countryside for which there is no overriding justification. Furthermore, the dwellings would be located in an undesirable location where the occupiers of the dwellings would be likely to have an over reliance on the private car. The development would therefore conflict with policies 11 and 29 of the North Northamptonshire Joint Core Strategy 2011-2031, policy DM1 of the Northamptonshire Highway Development Management Strategy 2013 and the National Planning Policy Framework.

- (ii) The works proposed would cause harm to the special interest of the listed building as they would add a large, incongruous element which also lack architectural merit to the walled garden which fails to protect the significance of the designated heritage asset. The development would therefore conflict with policy 2 of the North Northamptonshire Joint Core Strategy 2011-2031 and the National Planning Policy Framework.

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

At the Planning Management Committee meeting held on 3 August 2016 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 Committee had agreed to defer consideration of this application to enable the applicant to provide additional information regarding the proximity of the proposed dwellings in relation to the listed garden wall.

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.

Following the meeting held on 3 August, the applicant had provided an additional drawing which showed the dwellings 150mm from the wall. The additional information had been provided to Historic England and the Senior Conservation Officer, both of whom maintained their initial objections to the proposal.

It was moved by Councillor Roger Glithero and seconded by Councillor Andy Mercer that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application for the following reason:

- (i) The works proposed would cause harm to the special interest of the listed building as they would add a large, incongruous element which also lack architectural merit to the walled garden which fails to protect the significance of the designated heritage asset. The development would therefore conflict with policy 2 of the North Northamptonshire Joint Core Strategy 2011-2031 and the National Planning Policy Framework.

The Chairman returned to the meeting.

(iv) 16/01172/FUL – Dodson and Horrell Ltd, Islip Furnace Site, Kettering Road, Islip

The Committee considered an application for the erection of a portal framed lean to onto the side of the existing warehouse, building of a conveyor bridge which would allow products to be moved from one warehouse to another.

The application had been brought before the Committee as the proposal exceeded 1,000 sq.m and was, therefore, a major development.

It was moved by Councillor Alex Smith and seconded by Councillor Dudley Hughes 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.

(v) 16/01497/FUL – Site 32 Oil Depot, Wansford Road, Kings Cliffe

At the request of officers, the application was withdrawn from the agenda.

Chairman