

# PLANNING MANAGEMENT COMMITTEE

**Date:** 26 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

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

## 231. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Lance Jones and Alex Smith.

## 232. MINUTES

The minutes of the meeting held on 5 October 2016 were approved as a true and correct record of proceedings.

## 233. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Members of the Committee	16/00524/FUL (Baptist Chapel, Meeting Lane, Irthlingborough)	Knew one of the speakers		Yes
Helen Howell	16/00903/FUL (Sub Station Site, Midland Road, Raunds)	Lives close to the site		Yes

### (b) Informal Site Visits

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

Councillor Barbara Jenney declared that she had visited the Baptist Chapel, Meeting Lane, Irthlingborough (16/00524/FUL).

#### **234. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

#### **235. 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.

#### **236. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Councillor Roger Powell** - 16/00524/FUL, Baptist Chapel, Meeting Lane, Irthlingborough (on behalf of Irthlingborough Town Council)
- **Mr R Dingwall** - 16/00524/FUL, Baptist Chapel, Meeting Lane, Irthlingborough (Objector)
- **Mr Toby Pateman** - 16/00524/FUL, Baptist Chapel, Meeting Lane, Irthlingborough (Agent for the Applicant)
- **Mrs Alison Vessey** – 16/00903/FUL, Sub Station Site, Midland Road, Raunds (Objector)
- **Mr Ian Knott** – 16/01402/FUL, Wigsthorpe House Farm, Main Street, Wigsthorpe (Supporter)

#### **237. 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**

The Committee considered an application for the conversion of the existing Baptist Church into four, two storey, two bedroomed terraced dwellings. The existing cottage would be renovated.

The application had been brought before the Committee as Irthlingborough Town Council had objected to the proposal.

Members noted that eight letters objecting to the application had been received from nearby residents. Members also noted that the Senior Conservation Officer supported the proposal as it would preserve the building's local architectural/historic interest.

During discussion on the application, the Committee were concerned at the lack of parking at the site and the practicalities of using the nearby public car park. However, the Highways Authority had assessed the parking survey which had been submitted and agreed that the local public car park and surrounding roads could accommodate the vehicles attracted to the site.

It was moved by Councillor Sylvia Hobbs and seconded by Councillor Richard Gell that the application be granted. On being put to the vote, nine members voted for the motion, four against and one abstained.

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

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

The Committee considered an application for a new storage building (Class B8) with hard standing, car parking and portakabins. The building would be used in connection with an existing oil and lubricant distribution business occupying the site.

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

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

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.

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

At the Planning Management Committee meeting held on 24 August 2016 the Committee had 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 Northern section of Zone 3.

The Committee had agreed to defer the consideration of the application to allow further consideration of the flood risk and drainage impacts of the proposal and highways matters.

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

It was moved by Councillor Roger Glithero and seconded by Councillor Andy Mercer that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application as comments had not yet been received from the Environment Agency and therefore it was not possible to confirm that the applicant's flood modelling was satisfactory.

**(iv) 16/00903/FUL – Sub Station Site, Midland Road, Raunds**

The Committee considered an application for the erection of two three bedroomed dwellings with associated parking, turning and amenity space.

The application had been brought before the Committee as both Raunds Town Council and the Ward Member had objected to the proposal.

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

Members were concerned that the proposed development was unsympathetic to the street scene on Midland Road as they would be the only two houses fronting the road. There was also concern about access to the dwellings as the proposed access point would be very close to the access for the Northdale End development.

It was moved by Councillor Peter Wathen and seconded by Councillor Peter Gell that the application be granted. On being put to the vote, 11 members voted for the motion and three against.

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

**(v) 16/01718/REM – 4 Britten Close, Chelveston**

The Committee considered a reserved matters application for layout, scale, appearance of the dwellings and landscaping for the construction of three new dwellings.

The application had been brought before the Committee in accordance with the Scheme of Delegation and because of its planning history.

Members noted that Chelveston Parish Council had requested that permitted development rights be removed from the properties to ensure that garages would not be constructed under the right in the future.

It was moved by Councillor Pam Whiting and seconded by Councillor Anna Sauntson 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.

**(vi) 16/01802/VAR – Nene Business Park, Diamond Way, Irthlingborough**

The Committee considered an application to vary Condition 17 of planning application 15/01195/FUL. The conditions to now read; the hours of opening of the retail store shall be restricted to the following times: Monday - Saturday 0800 – 2200 hours; Sunday 1000 – 1600 hours. The hours of opening of the day care centre shall be restricted to the following times: Monday – Saturday 0700 – 1800 hours and shall not open on Sundays and public holidays.

The application had been brought before the Committee as it proposed more than 1000m<sup>2</sup> of commercial floor space.

It was moved by Councillor Sylvia Hobbs and seconded by Councillor Peter Wathen 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.

**(vii) 16/01420/FUL – Wigsthorpe House Farm, Main Street, Wigsthorpe**

The Committee considered an application for the erection of an agricultural grain store with associated concrete hardstanding.

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

The Committee noted that Lilford-cum-Wigsthorpe & Thorpe Achurch Parish Council had raised several objections.

Members were concerned that the colour of the cladding of the building should be controlled and this would be covered by condition 5.

It was moved by Councillor Geoff Shacklock and seconded by Councillor Helen Howell 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.

**238. EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

That the public and press be excluded from the meeting during consideration of the following item of business because exempt information, as defined under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

**239. 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 the report be noted.

Members also considered two proposed variations to S106 agreements:

i) 08/00595/FUL – Former Garage Site, Station Road, Rushden

Following an independent viability assessment and in the interests of securing a development on the site, it was recommended that the affordable housing requirement

and the greenway contribution be deleted and that the contribution to open space be reduced.

It was moved by Councillor Andy Mercer and seconded by Councillor Robin Underwood that the proposed variation to the S106 be refused. On being put to the vote, 10 voted for the motion and three against.

The Committee **agreed** that the proposed variation to the S106 be refused if the developer did not wish to negotiate further as the proposed reductions would not secure the necessary infrastructure to make the development acceptable; in particular, public open space.

ii) 12/00417/OUT – Primark Depot, Kettering Road, Islip

When planning permission was granted in 2013, a S106 agreement required a £50,000 contribution to improve the frequency of the no.16 bus from Kettering to Raunds and the provision of a staff bus between Kettering and the site.

It was now proposed that the staff bus should no longer be pursued and the £50,000 contribution should instead be used to facilitate and promote other Travel Plan initiatives at the site.

It was moved by Councillor Andy Mercer and seconded by Councillor Peter Wathen that the proposed variation to the S106 be approved. On being put to the vote, the Committee **agreed** that the proposed changes be made through a Deed of Variation.

**Chairman**