

PLANNING MANAGEMENT COMMITTEE

Date: 16 November 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman
Gill Mercer Vice-Chairman

Roger Glithero JP
Helen Harrison
Helen Howell
Barbara Jenney
Lance Jones
Andy Mercer

Ron Pinnock
Geoff Shacklock
Alex Smith
Robin Underwood
Peter Wathen
Pam Whiting

260. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Sylvia Hobbs, Dudley Hughes JP and Anna Sauntson

261. MINUTES

The minutes of the meeting held on 26 October 2016 were approved as a true and correct record of proceedings subject to a correction to the spelling of Cllr Gell's name.

262. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
G Shacklock	16/01820VAR (Oundle Marina Village)	Knows the public speakers and is a member of Oundle Town Council		Yes
A Mercer, G Mercer, R Pinnock, R Underwood and B Jenney	16/01744/OUT (55 Rushmere Way, Rushden)	Sit on Rushden Town Council and know one of the speakers, Cllr Maxwell of ENC		Yes
P Whiting	16/01744/OUT (55 Rushmere Way, Rushden)	Knows two of the speakers including the resident of 53 Rushmere Way and the applicant is an employee of Higham Town Council		Yes

(b) Informal Site Visits

Councillor Underwood declared that he had visited 55 Rushmere Way (16/01774/OUT).
Councillor Shacklock declared that he had visited Oundle Marina Village (16/01820/VAR).
Councillor Stearn declared that he had visited Oundle Marina Village (16/01820/VAR).

263. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

264. 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 on 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.

Councillor Andy Mercer asked for clarification on the likely timescales for completion of the S106 Agreement for application 10/00857/OUT at Irthlingborough West and was advised that if an extension were required it would be brought back to this Committee for approval.

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 8 December 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.

265. 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.

266. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr Mike Foster** – 16/01385/FUL, Priors Hall Site, Kirby Lane, Deene (on behalf of the Applicant)

- **Councillor Heather Hanlon** - 16/01820/VAR, Oundle Marina Village, Barnwell Road, Oundle (on behalf of Barnwell Parish Council)
- **Mr Nigel Ozier** - 16/01820/VAR, Oundle Marina Village, Barnwell Road, Oundle (Agent for the Applicant)
- **Councillor Dorothy Maxwell** - 16/01774/OUT, 55 Rushmere Way, Rushden (Ward Member)
- **Mr Robin Harwood** - 16/01774/OUT, 55 Rushmere Way, Rushden (Objector)
- **Councillor David Coleman** - 16/01774/OUT, 55 Rushmere Way, Rushden (on behalf of Rushden Town Council)

267. 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) 16/01385/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.

Members debated the proposal, taking note of the information provided in the update report. It was moved by Councillor Glithero and seconded by Councillor 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.

(ii) 16/01820/VAR – Oundle Marina Village, Barnwell Road, Oundle

The Committee considered an application to vary Condition 4 of planning application 14/00675/OUT. To remove business accommodation (B2) and replace with additional holiday accommodation (C3); Redevelopment to provide a mixed use scheme to include improved marina facilities, residential moorings, permanent floating accommodation (C3), 2 x pub/restaurant (A3/A4), retail (A1), business accommodation (B1), holiday accommodation (C3), boat yard, boat clubhouse, parking and associated infrastructure (all matters reserved).

The application had been brought before the Committee as it was a major application over 1ha.

Members expressed some concern at the potential loss of industrial space as a result of the application being granted and agreed that issues such as the relocation of current industrial units, number and type of potential jobs the proposal would create and number of people currently employed at the site needed to be considered before the application could be determined.

It was moved by Councillor Shacklock and 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 the information required as set out above to be provided to the Committee prior to the application being determined.

(iii) 16/01774/OUT – 55 Rushmere Way, Rushden

The Committee considered an application which sought outline planning permission for the erection of a single storey dwelling.

The application had been brought before the Committee at the request of Councillor A Mercer as Rushden Town Council had objected to the proposal.

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

Members discussed the proposal in light of the report and the comments made by public speakers. It was suggested that the question of covenants on the land was a civil matter and not a planning matter, and members believed that as the principle of development had already been established on the site it would be difficult to refuse the application given that there were no objections from County Highways regarding site access.

It was moved by Councillor Andy Mercer and seconded by Councillor Underwood 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.

(iv) 16/01934/VAR – 77 Kimbolton Road, Higham Ferrers

The Committee considered an application to vary Condition 15 to allow for revised elevations pursuant to outline planning permission EN/04/02158/OUT.

The application had been brought before the Committee in accordance with the Scheme of Delegation as it is a major proposal and the original planning application had been considered by the Committee in 2004.

It was moved by Councillor Whiting and seconded by Councillor Howell that 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 to the following:

- (i) If a satisfactory legal agreement (or Deed of Variation) is agreed and signed by 2 January 2017 to GRANT planning permission subject to conditions.
- (ii) If a satisfactory legal agreement (or Deed of Variation) is not submitted by 2 January 2017 (and an alternative determination date, within 6 months of the Committee resolution is not agreed by both parties): Delegate to Head of Planning Services to REFUSE.

Chairman