

PLANNING MANAGEMENT COMMITTEE

Date: 7 December 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:	Councillors:	Phillip Stearn	Chairman
		Gill Mercer	Vice-Chairman
		Richard Gell	Andy Mercer
		Roger Glithero JP	Ron Pinnock
		Helen Harrison	Anna Sauntson
		Sylvia Hobbs	Geoff Shacklock
		Helen Howell	Alex Smith
		Dudley Hughes JP	Robin Underwood
		Barbara Jenney	Peter Wathen
		Lance Jones	

308. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Pam Whiting.

309. MINUTES

The minutes of the meeting held on 16 November 2016 were approved as a true and correct record of proceedings, subject to:

Minute 262(a) – Declarations of Interest

Councillor Geoff Shacklock – amend “is a member of Oundle Town Council” to “is a member of Barnwell Parish Council”

Minute 267(iii) – 16/01774/OUT – 55 Rushmere Way, Rushden

Amend fourth paragraph to read “...It was suggested that the question of covenants on the land was a civil matter and not a planning matter, and members believed that there **were no reasonable grounds for refusal of the application** given that there were no objections from County Highways regarding site access.”

310. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

(b) Informal Site Visits

Councillors Lance Jones and Peter Wathen declared that they had visited 9 North Street, Raunds (16/00375/FUL).

311. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

312. 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.

313. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr R Bettley** - 16/01734/OUT - Land rear of 3 Main Street, Glapthorn (on behalf of the Ward Member)
- **Mr G Willard** - 16/01734/OUT - Land rear of 3 Main Street, Glapthorn (Agent for the Applicant)
- **Mrs Barnes** - 16/01892/FUL - Stocks Hill Cottage, Stocks Hill, Lower Benefield (Supporter)
- **Mr P Smith** - 16/00375/FUL - 9 North Street, Raunds (Agent for the Applicant)
- **Councillor D Maxwell** - 16/02015/FUL - 65 Northampton Road, Rushden (Ward Member)
- **Mrs T Gallo** - 16/02015/FUL - 65 Northampton Road, Rushden (Objector)
- **Mr J Sidey** - 16/02015/FUL - 65 Northampton Road, Rushden (Agent for the Applicant)
- **Councillor D Maxwell** - 16/02100/FUL - 65 Northampton Road, Rushden (Ward Member)
- **Mrs T Gallo** - 16/02100/FUL - 65 Northampton Road, Rushden (Objector)

314. 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) 16/01820/VAR – Oundle Marina Village, Barnwell Road, Oundle

At the Planning Management Committee meeting held on 16 November 2016, the Committee had 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 Committee had agreed to defer consideration of the application to allow the applicant to provide more information regarding potential job losses, potential job creation and the type of jobs created.

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

The applicant had now amended the submitted plan to include a commercial unit of 645 sq.m. The Environment Agency had advised that they did not object to the proposed amendment.

It was moved by Councillor Geoff Shacklock and seconded by Councillor Alex Smith 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) 16/01734/OUT – Land Rear of 3 Main Street, Glapthorn

The Committee considered an application which sought outline planning permission for the erection of up to four dwellings.

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

Members noted that the Ward Member, Glapthorn Parish Council and all immediate neighbours and local residents supported the application. During discussion on the application, Members believed that the application was for an infill site which would not harm the surrounding village.

It was moved by Councillor Roger Glithero and seconded by Councillor Andy Mercer that the application be granted. On being put to the vote, 15 members voted for the motion and one against.

The Committee **agreed to grant** the application, contrary to officer advice, on the grounds that the proposed development would have an acceptable impact on the character of the area, extending the built form where development exists either side of the site.

The Committee delegated authority to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Committee and the Ward Member, to agree the conditions.

(iii) 16/01343/OUT – Mike Wells Cars, Montague Street, Rushden

The Committee considered an application which sought outline planning permission for the demolition of an existing dwelling and a commercial building and the erection of up to eleven dwellings.

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

It was moved by Councillor Barbara Jenney and seconded by Councillor Robin 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 and an additional condition for the requirement of a Construction Management Plan.

(iv) 16/01892/FUL – Stocks Hill Cottage, Stocks Hill, Lower Benefield

The Committee considered an application for the erection of a timber workshop for use Class B1(c) light industry.

The application had been brought before the Committee as Benefield Parish Council had objected to the proposal due to the property in question being a residential dwelling.

It was moved by Councillor Roger Glithero 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.

(v) 16/01794/REM – Land off A45, London Road, Raunds

The Committee considered a reserved matters application for layout, scale and appearance for construction of a 67 bedroomed hotel with access and car parking pursuant to planning permission 11/00700/OUT.

The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a reserved matter application submitted pursuant to a major outline planning permission.

Members noted that Raunds Town Council had no objection to the proposal.

During discussion on the application, Members raised a number of comments in respect of parking particularly for cycles and disabled drivers.

It was moved by Councillor Peter Wathen 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, update sheet and an additional condition with regards to revised parking details.

(vi) 16/00375/FUL – 9 North Street, Raunds

The Committee considered an application for the erection of seven dwellings; six 4 bedroomed houses and one three bedroomed house including formation of a new access and realignment of the highway.

The application had been brought before the Committee as Raunds Town Council had objected to the proposal and at the request of Councillor Greenwood-Smith.

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

Members also noted that planning permission had previously been granted for a similar development in 2006 and renewed in 2010. That permission had expired on 31 March 2013.

During discussion on the application, Members raised concerns at the potential for flooding in North Street, particularly with surface water but noted that the Environment Agency did not object to the development.

It was moved by Councillor Lance Jones and seconded by Councillor Anna Sauntson that the application be granted. On being put to the vote, 13 members voted for the motion, one voted against and two members abstained.

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

(vii) 16/02015/FUL – 65 Northampton Road, Rushden

The Committee considered an application for the erection of four dwellings; three two bedroomed properties and one four bedroomed property.

The application had been brought before the Committee as Rushden Town Council had objected to the proposal and at the request of the Ward Member due to the planning history of the site as previous applications had been considered by the Committee.

Members noted that one letter objecting to the application had been received from a nearby resident.

It was moved by Councillor Andy Mercer and seconded by Councillor Peter Wathen that the application be deferred. On being put to the vote, 15 members voted for the motion and one voted against.

The Committee **agreed to defer** the application to enable a site visit to be undertaken.

(viii) 16/02100/FUL – 65 Northampton Road, Rushden

The Committee considered an application for the demolition of an existing 1.5 storey side extension and the erection of a two storey side extension and the demolition of the rear conservatory and erection of a single store rear extension.

The application had been brought before the Committee at the request of the Ward Member due to the planning history of the site as previous applications had been considered by the Committee.

Members noted that Rushden Town Council had no objections to the application. One letter objecting to the application had been received from a nearby resident.

It was moved by Councillor Andy Mercer and seconded by Councillor Peter Wathen that the application be deferred. On being put to the vote, 15 members voted for the motion and one voted against.

The Committee **agreed to defer** the application to enable a site visit to be undertaken.

315. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 31 October 2016 to 18 November 2016.

RESOLVED:

That the report be noted.

316. 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.

317. 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, 15/01976/VAR and 16/00589/FUL Grensons, Queen Street, Rushden until January 2017.

RESOLVED:

That the report be noted.

Members also considered one proposed variation to a S106 agreement:

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

At the request of officers, the Committee **agreed to defer** consideration of the proposed variation due to the findings of the independent viability consultant not yet being received.

Chairman