

PLANNING MANAGEMENT COMMITTEE

Date: 25 January 2017

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
	Helen Howell	Geoff Shacklock
	Dudley Hughes JP	Robin Underwood
	Barbara Jenney	Peter Wathen

372. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Alex Smith and Pam Whiting.

373. MINUTES

The minutes of the meeting held on 7 December 2016 were approved as a true and correct record of proceedings.

374. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Committee Members	16/02311/OUT 176 High Street, Irthlingborough	Knew applicant as he was a District Councillor		Yes
Barbara Jenney and Robin Underwood	16/02015/FUL 65 Northampton Road, Rushden; 16/02100/FUL 65 Northampton Road, Rushden; 16/02311/OUT 176 High Street, Irthlingborough	Knew the agent		Yes

Geoff Shacklock	16/01690/REM Land off Huntingdon and Market Road, Thrapston	Knew the applicant		Yes
Geoff Shacklock	16/02162/FUL Rose Cottage, Clopton Road, Thurning	Member of the Thurning Feast Committee which was made reference to in the report		Yes

(b) Informal Site Visits

Councillor Dudley Hughes declared that he had visited the Indoor Riding School, Manor Yard, Main Street, Sudborough (16/02190/FUL).

375. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

376. 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.

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 Grensons, Queen Street, Rushden, 16/00589/FUL Grensons, Queen Street, Rushden (factory conversion) and 16/00755/FUL Oundle Primary School until 28 February 2017.

RESOLVED: That

- i) the report be noted.
- ii) the extensions in respect of applications 10/00857/OUT Irthlingborough West, 15/01976/VAR Grensons, Queen Street, Rushden, 16/00589/FUL Grensons, Queen Street, Rushden (factory conversion) and 16/00755/FUL Oundle Primary School be approved.

377. 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. The conditions for application 16/01734/OUT 3 Main Street, Glapthorn had now been agreed and the decision issued.

RESOLVED:

That the report be noted.

378. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Councillor Dorothy Maxwell** - 16/02015/FUL - 65 Northampton Road, Rushden (Ward Member)
- **Mr Jon Sidey** - 16/02015/FUL - 65 Northampton Road, Rushden (Agent for the Applicant)
- **Mrs Gallo** - 16/02015/FUL - 65 Northampton Road, Rushden (Objector)
- **Councillor Dorothy Maxwell** - 16/02100/FUL - 65 Northampton Road, Rushden (Ward Member)
- **Mr Jon Sidey** - 16/02100/FUL - 65 Northampton Road, Rushden (Agent for the Applicant)
- **Mrs Gallo** - 16/02100/FUL - 65 Northampton Road, Rushden (Objector)
- **Councillor Val Carter** – 16/01690/REM – Land off Huntingdon and Market Road, Thrapston (on behalf of Thrapston Town Council)
- **Mr Edmund Fox** -16/01690/REM – Land off Huntingdon and Market Road, Thrapston (Agent for the Applicant)
- **Mr Keith Hutchinson** – 14/01420/FUL – Twelve Oaks, Rushden Road, Newton Bromswold (Agent for the Applicant)
- **Mr Jon Sidey** – 16/02311/OUT – 176 High Street, Irthlingborough (Agent for the Applicant)

379. 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) **16/02015/FUL – 65 Northampton Road, Rushden**

At the Planning Management Committee meeting held on 7 December 2016, the Committee had considered an application to amend a previously approved scheme for the erection of four two bedroomed detached bungalows, with associated garages, together with a shared access driveway off Northampton Road. The Committee had agreed to defer the application to enable a site visit to be undertaken.

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 also been received from a nearby resident.

During debate of the application, Members stated that the proposed development would lead to an increase in the size of dwellings and massing. There was also a shortage of bungalow type accommodation in the area.

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

The Committee **agreed to refuse** the application, contrary to officer advice, due to overdevelopment of the site, by reason of the increase in size and massing of the dwellings having a detrimental impact on the character of the area.

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 detailed wording of the refusal.

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

At the Planning Management Committee held on 7 December 2016, the Committee considered an application for the demolition of an existing 1.5 storey side extension, the erection of a two storey side extension, the demolition of the rear conservatory and erection of a single store rear extension. The Committee had agreed to defer the application to enable a site visit to be undertaken.

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 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.

(iii) 16/011690/REM – Land Off Huntingdon and Market Road, Thrapston

The Committee considered a reserved matters application for 417 dwellings together with associated roads, access parking and landscaping pursuant to application 07/02457/OUT.

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

Members noted that Thrapston Town Council had objected to the application and that 19 letters objecting had also been received from nearby residents.

During debate on the application, Members noted that it was proposed that the open space on the development would be transferred to a management company; however they were concerned to ensure that the public had full access to the open space in perpetuity.

It was moved by Councillor Dudley Hughes and seconded by Councillor Anna Sauntson that the application be deferred. On being put to the vote, eight members voted for the motion, three voted against and two abstained.

The Committee **agreed to defer** the application to allow officers to review the S106 in relation to public access to open space in perpetuity. If it was not covered by the S106 then other mechanisms to secure access would be explored.

(iv) 14/01420/FUL – Twelve Oaks, Rushden Road, Newton Bromswold

The Committee considered an application for the renewal of planning permission for an existing mobile home for a further two years.

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

During debate on the application, Members stated whilst supporting the application at this time, the applicant should note that he should prepare an application for a permanent dwelling as further extensions may not be granted.

It was moved by Councillor Richard Gell 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.

(v) 16/02311/OUT – 176 High Street, Irthlingborough

The Committee considered an application which sought outline planning permission for the erection of up to three dwellings with off-road parking and private amenity space.

The application had been brought before the Committee in accordance with the Scheme of Delegation as the applicant was a Ward Member for Irthlingborough John Pyel Ward.

Members noted that Irthlingborough Town Council had declined to comment on the application due to the application being made by an Irthlingborough Town Councillor. It was also 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 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.

(vi) 16/02190/FUL – Indoor Riding School, Manor Year, Main Street, Sudborough

The Committee considered an application for the demolition of a riding school building and the erection of a single storey dwelling, and the conversion of a redundant stable to garaging and storage.

The application had been brought before the Committee at the request of Councillor Sylvia Hughes as Sudborough Parish Council had objected to the proposal.

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

During debate on the application, Members raised concerns with the use of zinc cladding and requested that the use of materials be re-evaluated.

It was moved by Councillor Dudley Hughes and seconded by Councillor Peter Wathen that the application be granted. On being put to the vote, 12 members voted for the motion and one member abstained.

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

(vii) 16/02162/FUL – Rose Cottage, Clopton Road, Thurning

The Committee considered an application for the demolition of an existing lean-to rear extension, erection of two storey extensions to side and rear, erection of a detached double garage, new access to highway and erection of 1.8m high brick wall and 1.8m high fencing to the front and side.

The application had been brought before the Committee as Thurning Parish Council had objected to the proposal.

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

It was moved by Councillor Geoff Shacklock and seconded by Councillor Peter Wathen that the application be granted. The Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet.

(viii) 16/01474/VAR – Darsdale Farm, Chelveston Road, Raunds

The application had been withdrawn by the applicant.

380. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.55pm, the Chairman proposed the suspension of Council Procedure Rule 8 (Duration of Meeting) to enable the Committee to conclude the business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to complete the business detailed on the agenda.

381. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 21 November 2016 to 6 January 2017.

Members noted that the appeal by Lidl against the refusal of a totem sign at 25 Newton Road, Rushden had been dismissed. Councillor Barbara Jenney thanked officers for all their hard work in getting that decision.

RESOLVED:

That the report be noted.

Chairman