

# PLANNING MANAGEMENT COMMITTEE

**Date:** 8 February 2017

**Venue:** East Northamptonshire House, Cedar Drive, Thrapston

**Time:** 7.00pm

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

Roger Glithero JP  
Helen Harrison  
Marika Hillson  
Helen Howell  
Dudley Hughes JP  
Barbara Jenney

Lance Jones  
Andy Mercer  
Ron Pinnock  
Geoff Shacklock  
Peter Wathen  
Pam Whiting

## 392. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Anna Sauntson and Robin Underwood.

## 393. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Committee Members	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Knew one of the speakers as she was a District Councillor		Yes
Marika Hillson	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Had written to the Secretary of State at the public inquiry for the original application		Yes
Helen Howell	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Had spoken at the public inquiry for the original application		Yes
Barbara Jenney	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Was a Member of Rushden Town Council who were a consultee; knew some of the speakers and was the Rushden Town Council		Yes

		representative on the Rushden Town Partnership who were a consultee.		
Andy Mercer	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Was a Member of Rushden Town Council who were a consultee; had spoken at the public inquiry for the original application; knew all of the speakers; one of the listed speakers had contacted him to discuss Highways issues; and had written articles for the Yes to Rushden Lakes website.		Yes
Gill Mercer	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Was a Member of Rushden Town Council who were a consultee; knew all of the speakers and had spoken at the public inquiry for the original application		Yes
Ron Pinnock	16/01662/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	Was a Member of Rushden Town Council who were a consultee		Yes

**(b) Informal Site Visits**

No informal site visits had been undertaken.

**394. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Councillor Dorothy Maxwell** - 16/01662/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes Rushden (Ward Member)
- **Councillor David Coleman** - 16/01662/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes Rushden (on behalf of Rushden Town Council)
- **Councillor Martin Griffiths** - 16/01662/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes Rushden (on behalf of the Borough Council of Wellingborough)
- **Mr John McCarthy** - 16/01662/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes Rushden (Applicant)

### **395. PLANNING APPLICATIONS**

The Committee considered the planning application report, with updated information on the application, and representations made by public speakers at the meeting.

#### **(i) 16/01662/FUL – Land adjacent to Skew Bridge Ski Slope, Rushden Lakes, Rushden**

The Committee considered an application for the erection of a leisure building to include a cinema, other leisure uses and restaurant units and erection of retail units, cycle hire facilities together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

The application had been brought before the Committee in accordance with the Scheme of Delegation as it involved over 1000m<sup>2</sup> of floor space.

Members noted that a number of other local authorities and organisations had either supported or objected to the proposal.

The existing approval had been granted in August 2016 and this new application sought planning permission for the following:

- Leisure Terrace: A leisure terrace comprising a 14 screen cinema, other leisure uses as well as 11 restaurant units on the western part of the site. This encompassed the reconfiguration and repositioning of the previously approved leisure terrace.
- Retail Terrace A: An extension to the previously approved retail Terrace A – three new retail units were proposed adjacent to Terrace A, in the space vacated by the repositioned Leisure Terrace.
- Retail Terrace D: It was proposed to replace the previously approved Hotel, Leisure Club and Restaurant R8 on the eastern part of the site with five new retail units. This would also lead to the repositioning of the Cycle Hire Facility.

The proposal sought the provision of an additional 12,088 sq.m of retail floorspace.

During debate on the application, Members expressed their disappointment at the decision of the developers to remove the hotel provision as it was felt that this was crucial in meeting local demand. In response to concerns raised that the affects on Irthlingborough and Raunds would not be mitigated, the Head of Planning Services advised that the possible impact on those towns had been considered but it was found that they were significantly different in retail offer with a more local market. The trade diversion would not be the same as for Rushden or Wellingborough and provision via S106 for Irthlingborough and Raunds could not be justified under the rules for these agreements. A new Head of Economic and Commercial Development had just been appointed and part of that role would be to work with the towns in improving the viability of the town centres.

Members noted that the proposal was contrary to NNJCS Policy 12(d) in that the proposal would increase the retail floorspace at Rushden beyond the limit expressed in that policy. In addition, the proposed floorspace increase had been assessed to have a 'significant adverse impact' on Wellingborough town centre and an 'adverse impact' on Rushden town centre. However, Members believed that the proposed mitigation measures, along with the other stated benefits of the scheme, would be sufficient to overcome the reasons for the floorspace limit in Policy 12(d) and the identified impacts on Wellingborough and Rushden town centres.

Therefore, it was moved by Councillor Andy Mercer and seconded by Councillor Pam Whiting that the application be granted. In accordance with Council Procedure Rule 16.4, Councillor Roger Glithero requested a recorded vote and the result was as follows:

**FOR THE MOTION**

Councillors Glithero, Harrison, Hillson, Howell, Hughes D, Jenney B, Jones, Mercer A, Mercer G, Pinnock R, Shacklock, Stearn, Wathen and Whiting (14).

**AGAINST THE MOTION**

None

**ABSTENSIONS**

None

The motion was thereupon declared **CARRIED** and it was

**RESOLVED:**

That, subject to the Secretary of State deciding not to call in the application under section 77 of the Town and Country Planning Act 1990, planning permission should be **GRANTED** subject to the conditions detailed in the officer's report and update sheet and the completion of a Section 106 Agreement to secure mitigation measures.

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 wording of the conditions and detail of the Section 106 Agreement.

**Chairman**