

PLANNING MANAGEMENT COMMITTEE

Date: 15 February 2017

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
Marika Hillson
Helen Howell
Barbara Jenney

Andy Mercer
Ron Pinnock
Alex Smith
Geoff Shacklock
Robin Underwood
Pam Whiting

408. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dudley Hughes JP, Lance Jones, Anna Sauntson and Peter Wathen.

409. MINUTES

The minutes of the meeting held on 25 January 2017 were approved as a true and correct record of proceedings.

410. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Richard Gell	16/01944/REM Rear of Green Close, Wellingborough Road, Irthlingborough	Member of The Ramblers Association who were a consultee		Yes
Andy Mercer	17/00025/FUL Nature Reserve, 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 the speaker; and had written articles for the Yes to Rushden Lakes website.		Yes

Geoff Shacklock	16/01690/REM Land Off Huntingdon and Market Road, Thrapston	Knew applicant		Yes
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(b) Informal Site Visits

Councillor Helen Harrison declared that she passed Gadsby Field, Main Road, Collyweston (16/02307/FUL) on a regular basis.

411. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

412. 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.

The Planning Development Manager advised that the agreements for 16/00589/FUL Grensons, Queen Street, Rushden and 16/01934/VAR 77 Kimbolton Road, Higham Ferrers had now been completed.

RESOLVED:

That the report be noted.

413. 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 still in progress. The wording of the refusal reason for application 16/02015/FUL 65 Northampton Road, Rushden had now been agreed and the decision issued.

RESOLVED:

That the report be noted.

414. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Ms Stephanie Gonda** - 16/01690/REM - Land Off Huntingdon and Market Road, Thrapston (Objector)
- **Mr Edmund Fox** - 16/01690/REM - Land Off Huntingdon and Market Road, Thrapston (Applicant)
- **Councillor W Brackenbury** - 16/02345/OUT - Field opposite playing field, Toll Bar Road, Islip (Ward Councillor)
- **Mr R Finch** - 16/02345/OUT - Field opposite playing field, Toll Bar Road, Islip (Objector)
- **Mr Ed Barrett** - 16/02345/OUT - Field opposite playing field, Toll Bar Road, Islip (Applicant)
- **Mr S Pearce** - 16/02307/FUL - Gadsby Field, Main Road, Collyweston (Objector)
- **Mr Noble** - 16/02307/FUL - Gadsby Field, Main Road, Collyweston (Objector)
- **Mr Paul Gibbons** - 16/02307/FUL - Gadsby Field, Main Road, Collyweston (Applicant)
- **Councillor D Maxwell** – 17/00025/FUL Nature Reserve, Rushden Lakes, Rushden (Ward Member)

415. 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) 16/01690/REM – Land Off Huntingdon and Market Road, Thrapston

At the Planning Management Committee meeting held on 25 January 2017, 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.

The Committee had agreed to defer the application to enable further information to be provided regarding:-

- Access to the public open space being controlled to ensure it remained open for the public in perpetuity
- Thrapston Town Council being re-consulted on the amended plans
- The density of the development in terms of dwellings per hectare
- Road widths
- Boundary treatments
- Site waste management.

Members noted that 19 letters objecting to the application had been received from nearby residents. Members also noted that Thrapston Town Council had originally objected to the application but following a meeting with the developer their main concerns had now been addressed.

It was moved by Councillor Alex Smith and seconded by Councillor Helen Harrison 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.

(ii) 16/01944/REM – Rear of Green Close, Wellingborough Road, Irthlingborough

The Committee considered a reserved matters application for the appearance, landscaping layout and scale pursuant to planning permission 13/00077/OUT - outline application for the erection of up to 60 dwellings, public open space and associated access and other necessary infrastructure. The application had been brought before the Committee as it was a major application.

Members noted that Irthlingborough Town Council had no objections to the application, but did have a number of concerns, including highways and flood management. Members further noted that two letters objecting to the application had been received from nearby residents.

The Local Highway Authority was satisfied that the development was acceptable with regards to parking and highway safety as the parking provided at the site met the standards as set out within the North Northamptonshire Parking Strategy 2016.

During debate on the application, it was noted that the requirements of the Upper Nene Valley Gravel Pits Special Protection Area did not apply to this application as outline permission had been granted prior to the adoption of the Joint Core Strategy. Members raised concerns at the dangers of the road and asked if the 30mph speed limit could be extended. Officers advised that the speed limit was a matter for Northamptonshire County Council but they would raise the issue with them.

It was moved by Councillor Marika Hillson 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.

(iii) 16/02345/OUT – Field Opposite Playing Field, Toll Bar Road, Islip

The Committee considered an application which sought outline planning permission for the development of up to 80 dwellings, public open space, play area and associated works, including means of access, with other matters (relating to appearance, landscaping, scale and layout) reserved. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Tom Pursglove MP, Islip Parish Council, Thrapston Town Council and the Council for the Protection of Rural England had objected to the application. Members further noted that 56 letters objecting to the application and 11 letters in support of the application had been received from nearby residents. A detailed objection had also been received on behalf of Islip Residents Group; also a petition of 281 signatures had been received in opposition to the development. The Council's Senior Conservation Officer had also raised concerns at how the development would affect a number of heritage assets including the Grade I listed Church of St Nicholas.

It was noted that the applicant had requested that the application be deferred to a later meeting of the Planning Management Committee but officers considered that there was already sufficient information for the proposal to be understood and the submission of the additional information would not overcome the identified concerns, therefore it was felt unnecessary to delay the decision.

During debate on the application, Members highlighted that the application conflicted with the JCS as it could not demonstrate that it was required to support a prosperous rural economy or meet a local need. Also, the site had not been allocated for development and the Council already had an identified five year land supply. However, other Members, whilst accepting the application was against policy, stated that such development was needed to prevent people being priced out of village, especially younger house buyers and to sustain the village in the future.

It was moved by Councillor Alex Smith and seconded by Councillor Andy Mercer that the application be refused. On being put to the vote, 11 members voted for the motion and two against with no abstentions.

The Committee **agreed to refuse** the application for the following reasons:-

- The development by virtue of its location, would conflict with the spatial strategy for Islip, set out at Policy 11(2) of the JCS. The application fails to demonstrate that a development of the scale proposed is required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement (criterion 2a) and the site is not allocated in the Part 2 Local Plan (criterion 2c).
- The development by virtue of its location, scale and impact on views and vistas, would harm the setting and thereby the significance of heritage assets, including the Islip Conservation Area and Grade I listed Church of St Nicholas. The level of harm is categorised as 'less than substantial' and it would not be outweighed by the public benefits of the proposal. Consequently the proposal is contrary to JCS Policy 2 (parts a-d) and NPPF paragraphs 132 and 134.
- The development would fail to conserve or enhance the character and quality of the local landscape, make provision for retention or enhancement of features of landscape importance, would not safeguard or enhance important views, or protect the landscape setting of Islip contrary to JCS Policy 3 (parts a-d) and NPPF paragraphs 17 and 109.
- In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement, the Local Planning Authority is not convinced that the infrastructure directly required for the proposed development will be provided and as such the proposal would be contrary to JCS Policy 10, Developer Contributions SPD 2006, and Northamptonshire County Council Planning Obligations Framework and Guidance 2011.

(iv) 16/02431/VAR – Asda Store, Michael Way, Raunds

The Committee considered an application to vary Condition 19 by amending the access and car parking layout of the previously approved scheme and to make an alteration to the shop front by installing a green coloured metal 'goal post' feature to demark the entrance area to the store. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major proposal.

It was moved by Councillor Helen Howell 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.

(v) 16/02307/FUL – Gadsby Field, Main Road, Collyweston

The Committee considered an application for the demolition of an existing building and erection of offices and visitor centre. The application had been brought before the Committee in accordance with the Scheme of Delegation as it involved over 1000m² of non residential floor space.

Members noted that Collyweston Parish Council had no objection to the application. Members further noted that two letters objecting to the application had been received from nearby residents.

During debate on the application, Members highlighted that the site had been in a poor condition for many years. Concern was raised at the speed of traffic on the A43 near the site and officers agreed to raise this issue with Northamptonshire County Council.

It was moved by Councillor Helen Harrison 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.

(vi) 17/00025/FUL – Nature Reserve, Rushden Lakes, Rushden

The Committee considered an application for the addition of an education shelter and four wildlife discovery structures – otter holt, heronry, abandoned barge and spider sculpture. The application had been brought before the Committee as East Northamptonshire Council were the landowners; however the application was being made by the Wildlife Trust.

It was moved by Councillor Andy Mercer and seconded by Councillor Barbara Jenney 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.

416. 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 paragraphs 6 and 7 of Part 1 of Schedule 12A of the Local Government Act 1972 may be disclosed.

417. PLANNING ENFORCEMENT REPORT – QUARTER 3

The Committee received a report which provided an update on Planning Enforcement complaints for Quarter 3 October to December 2016.

RESOLVED:

That the report be noted.

Chairman

