

PLANNING MANAGEMENT COMMITTEE

Date: 08 March 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
		Lance Jones	Pam Whiting

449. APOLOGIES FOR ABSENCE

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

450. MINUTES

The minutes of the meetings held on 8 and 15 February 2017 were approved as a true and correct record of proceedings, subject to:

8 February 2017

Addition of the following paragraph:

“Members noted the view of the Rushden Town Partnership that regeneration of the north end of the High Street, which was that closest to Rushden Lakes, was urgently needed to ensure the future viability of the town centre. It was also noted that during the pre-application negotiations for the previous application, steps had been taken to minimise the impact of Rushden Lakes on the town centre including that no small units be included that could easily be accommodated in the town centre. In response to a request that a condition be added setting a minimum size for the units at Rushden Lakes, officers advised that they were not sure if that could be conditioned but would look to see if it could be done.”

451. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

(b) Informal Site Visits

Councillors Helen Howell and Peter Wathen declared that they had visited 21 Oakleigh Close, Raunds (17/00111/FUL).

452. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

453. SECTION 106 AGREEMENTS – UPDATE

The Planning Development Manager submitted an update report which detailed progress on 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 until the end of May 2017, 15/01976/VAR Grensons, Queen Street, Rushden and 16/00755/FUL Oundle Primary School until the end of March 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 and 16/00755/FUL Oundle Primary School be approved.

454. DELEGATIONS TO HEAD OF PLANNING SERVICES

The Committee received a report which provided 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 and the draft conditions for application 16/01662/FUL Rushden Lakes had been sent to relevant officers.

RESOLVED:

That the report be noted.

455. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr J Sidey** - 17/00111/FUL - 21 Oakleigh Close, Raunds (Objector)
- **Mr Silvester** - 17/00111/FUL - 21 Oakleigh Close, Raunds (Applicant)

456. 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) 16/02410/REM – Land rear of 28, 30 and 32 Western Avenue, Easton-on-the-Hill

The Committee considered a reserved matters application for siting, scale and appearance of the dwellings and the landscape of the site pursuant to planning permission 10/01183/OUT dated 20 March 2014. The outline planning permission had been for the construction of eight dwellings.

The application had been brought before the Committee as the associated outline application had been considered by the Committee and Easton-on-the-Hill Parish Council had objected to the proposal.

Members noted that the applicant had submitted amended plans showing an increase in the size of the garages to meet the current minimum standards, as requested by the Highways Authority. Members also noted that the Highways Authority had not objected to the outline application despite it not meeting the requirements of the Northamptonshire Development Management Strategy which stated that NCC would not allow more than five dwellings independent of their own direct highway frontage to be served off a private drive.

It was moved and seconded that the application be granted. On being put to the vote, there were 14 votes for the motion, none against and one abstention.

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

(ii) 16/01833/FUL – Land rear of 28, 30 and 32 Western Avenue, Easton-on-the-Hill

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

The application had been brought before the Committee as Eastern-on-the-Hill Parish Council had objected to the proposal. Members noted that five letters objecting to the application had also been received from nearby residents. The Highways Authority had objected to the application as it did not meet the requirements of the Northamptonshire Development Management Strategy which stated that NCC would not allow more than five dwellings independent of their own direct highway frontage to be served off a private drive.

Members noted that the applicant had submitted amended plans showing an increase in the size of the garages to meet the current minimum standards, as requested by the Highways Authority. The applicant had also repositioned Plots F and G in order to increase the separation distance between Plots G and H. This would increase the width of the parking area between the dwellings but reduce the separation distance slightly between Plot F and 4 Diamond Close.

Members believed that as the Highways Authority had not objected to the development of eight dwellings on the site it would be difficult to refuse this application for nine dwellings.

It was moved and seconded 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.

(iii) 17/00111/FUL – 21 Oakleigh Close, Raunds

The Committee considered an application for the subdivision of land, demolition of a garage and the erection of a new dwelling.

The application had been brought before the Committee at the request of Councillor Peter Wathen as Raunds Town Council had objected to the application. Several letters objecting to the application had also been received from nearby residents.

Members noted that the Highways Authority had not objected to the application but it was believed that they had not visited the site to undertake an assessment. Members felt that as access to the site was very tight, a site visit should be undertaken with the Highways Authority invited to attend. Members also had concerns about the impact on the street scene and overcrowding of the site.

It was moved and seconded that the application be deferred. On being put to the vote, there were 14 votes for the motion, one against and no abstentions.

The Committee **agreed to defer** the application to enable a site visit to be held to assess the access, impact on the street scene and possible overdevelopment.

457. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 09 January 2017 to 27 January 2017.

RESOLVED:

That the report be noted.

Chairman