

PLANNING MANAGEMENT COMMITTEE

Date: 29 March 2017

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

<p>Present:</p>	<p>Councillors: Phillip Stearn Gill Mercer</p> <p>Roger Glithero JP Helen Harrison Marika Hillson Helen Howell Dudley Hughes JP Barbara Jenney Lance Jones Andy Mercer</p>	<p>Chairman Vice-Chairman</p> <p>Ron Pinnock Anna Sauntson Geoff Shacklock Alex Smith Robin Underwood Peter Wathen Pam Whiting</p>
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482. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Richard Gell.

483. MINUTES

The minutes of the meetings held on 8 March 2017 were approved as a true and correct record of proceedings.

484. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

16/02119/FUL Land End of Scalley Way, Raunds

Councillor	Nature of Interest	DPI	Other Interest
All Committee Members	Knew some of the speakers and people in the public gallery.		Yes
Helen Howell	(i) Was a member of the Planning Committee for Raunds Town Council; (ii) Knows one of the landowners, who is a councillor on Hargrave Parish Council.		Yes
Lance Jones	(i) Has spoken to David Prangle, an objector, on three occasions; (ii) Has met with Rob Fenwick, applicant, on three occasions; (iii) On 5 December 2016 at the invitation of the ENC Chief Executive, along with three other district		Yes

	councillors for Raunds, was invited to meet with executives of Roxhill, Howdens and Redbourne, including Mr Fenwick. Councillors were asked how better Roxhill and Howdens could foster local support and responded by saying that there was nothing contentious about their business proposals, just their site. They did not want to talk about the site, they wanted advice about communicating with local people and councillors suggested they meet and deal with advertisements in the usual way.		
Geoff Shacklock	Knows one of the applicants		Yes
Peter Wathen	On 5 December 2016 at the invitation of the ENC Chief Executive, along with three other district councillors for Raunds, was invited to meet with executives of Roxhill, Howdens and Redbourne, including Mr Fenwick. Councillors were asked how better Roxhill and Howdens could foster local support and said there was nothing contentious about the business proposals, just their site. They did not want to talk about the site, they wanted advice about communicating with local people and councillors suggested they meet and deal with advertisements in the usual way. Councillor Wathen expressed no opinion at that meeting.		Yes

(b) Informal Site Visits

Councillor Barbara Jenney declared that she had visited Scalley Way, Raunds (16/02119/FUL).

485. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

486. 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 application 16/00864/VAR Darsdale, Raunds until the end of April 2017.

RESOLVED: That

- i) the report be noted.
- ii) the extension in respect of application 16/00864/VAR Darsdale, Raunds be approved.

487. 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 revised conditions for application 16/01662/FUL Rushden Lakes had been agreed and were ready to be referred to the Secretary of State.

RESOLVED:

That the report be noted.

488. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Cllr Glenvil Greenwood-Smith** - 16/602119/FUL - Land End of Scalley Way, Raunds (Ward Member)
- **Cllr Sylvia Hughes** - 16/602119/FUL - Land End of Scalley Way, Raunds (On behalf of Raunds Town Council)
- **Cllr Dave Munday** - 16/602119/FUL - Land End of Scalley Way, Raunds (On behalf of Stanwick Parish Council)
- **Anne Dagen** - 16/602119/FUL - Land End of Scalley Way, Raunds (Objector)
- **June Longhurst** - 16/602119/FUL - Land End of Scalley Way, Raunds (Objector)
- **David Prangle** - 16/602119/FUL - Land End of Scalley Way, Raunds (Objector)
- **Rob Fenwick** (Howdens) - 16/602119/FUL - Land End of Scalley Way, Raunds (Applicant)
- **Steve Harley** (Oxalis) - 16/602119/FUL - Land End of Scalley Way, Raunds (Applicant)
- **Simon Williams** (Roxhill) - 16/602119/FUL - Land End of Scalley Way, Raunds (Applicant)

489. PLANNING APPLICATIONS

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

(i) 16/602119/FUL - Land End of Scalley Way, Raunds

The Committee considered an application for the development of two distribution buildings containing B8 warehousing space with ancillary office, B1 office and research and development space (B1c); together with vehicular access from Warth Park Way and London Road, earthworks and landscaping including the creation of drainage features with green infrastructure and landscaping provision including along Meadow Lane. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Raunds Town Council had objected to the application. Members further noted that 95 letters objecting to the application had been received from local residents. A petition with 567 signatures had also been received.

It was noted that the emerging Raunds Neighbourhood Plan sought to protect the application site through its designation as “protected open space”. In assessing the weight that should be given to this part of the proposed Neighbourhood Plan, legal advice had been sought and it was Counsel’s view that the Town Council’s position was unlikely to be approved by the Neighbourhood Plan Inspector when it came to be examined.

During the debate on the application, Members raised concerns at the possible noise impact of the application, particularly in relation to the number of proposed vehicle movements, and how this would have an impact on air quality. The Council’s Senior Environmental Protection Officer had confirmed that provided an acoustic barrier was installed, they had no objection to the proposed development on the grounds of noise. Concerns were also raised about the impact on the landscape and vista of the surrounding area, including from Stanwick Lakes and the actual number of jobs that would be created by the development and not just those jobs which would be transferring from other locations. Members particularly highlighted that the people of Raunds and Stanwick had very clearly indicated that they did not want the development but wanted the site to remain as open countryside as it was the only bit left around the Town.

In accordance with Council Procedure Rule 8, it was moved, seconded and agreed to extend the meeting to enable the business on the agenda to be completed.

It was moved and seconded that the application be granted. In accordance with Council Procedure Rule 16.4, Councillor Dudley Hughes requested a recorded vote and the result was as follows:

FOR THE MOTION

Councillors Glithero, Jenney B, Mercer A, Mercer G, Pinnock R, Sauntson, Smith, Stearn, Underwood, Wathen and Whiting (11)

AGAINST THE MOTION

Councillors Harrison, Hillson, Howell, Hughes D, Jones and Shacklock (6)

ABSTENSIONS

None

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

RESOLVED:

To **grant** the application, subject to the conditions detailed in the officer’s report and update sheet and the completion of a S106 agreement in respect of developer contributions.

Chairman