

PLANNING MANAGEMENT COMMITTEE

Date: 19 April 2017

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn

Chairman

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

Ron Pinnock
Alex Smith
Robin Underwood
Pam Whiting

513. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Helen Harrison, Lance Jones, Andy Mercer, Gill Mercer, Anna Sauntson, Geoff Shacklock and Peter Wathen.

514. MINUTES

(i) 29 March 2017

Two Members raised objections to the approval of the minutes as they did not believe that they fully reflected the discussion at the meeting due to the omission of a number of points made during the debate, including the number of public in attendance, the arrangements for the organisation of the site visit, the lack of weight given to the Stanwick Neighbourhood Plan, the lack of expertise available in relation to noise and air pollution and references to possible reasons for refusal.

It was moved and seconded that the minutes of the 29 March 2017 meeting be approved. On being put to the vote there were seven votes for, two against and no abstentions. Therefore, the minutes of the meeting held on 29 March 2017 were approved as a true and correct record of proceedings.

(ii) 5 April 2017

The minutes of the meeting held on 5 April 2017 were approved as a true and correct record of proceedings.

515. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

(b) Informal Site Visits

No declarations of informal site visits were made.

516. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

517. 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 application 16/01662/FUL Rushden Lakes had been referred to the Secretary of State.

RESOLVED:

That the report be noted.

518. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr D Prichard** - 6/02336/FUL - Former Factory Site, Church Street, Irthlingborough (Agent for the Applicant)
- **Councillor D Maxwell** – 17/00319/REM – 3 Northampton Road, Rushden (Ward Member) and 17/00446/VAR – 65 Northampton Road, Rushden (Ward Member)
- **Mrs L Russell** – 17/00319/REM – 3 Northampton Road, Rushden (Objector)
- **Mr J Sidey** – 17/00319/REM – 3 Northampton Road, Rushden (Agent for the Applicant) and 17/00446/VAR – 65 Northampton Road, Rushden (Agent for the Applicant)

519. 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) 16/02336/FUL – Former Factory Site, Church Street, Rushden

The Committee considered an application for the erection of two retail units (one Class A1 retail unit of 930 square metres, subdivided into 3 units and one mixed use class A1/A3 unit of 103.55 square metres) and twenty two storey dwellings with associated access, parking and landscaping. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was deemed to be a major application and because of the history.

Members noted that three representations had been received from nearby residents. Irthlingborough Town Council had stated that there was currently no S106 money being offered by the developers against the proposed development and had requested that permission be withheld against the application until S106 money was made available and agreed. ENC Housing Strategy had objected that the application did not comply with Policy 30 of the Joint Core Strategy as it did not provide any affordable housing and the scheme exceeded the threshold of fifteen units which required 30% of the total dwellings to be affordable. Northamptonshire Highways had no objection to the application providing the same conditions as 15/00990/FUL were imposed.

Members noted that from the open-book assessment carried out by the applicant, a clear case had been made which demonstrated that the development could not support any S106 contributions and to insist on S106 contributions would further undermine the viability and deliverability of the scheme.

During debate on the application, Members requested that the words “traditional style roof tiles” be added to condition 5.

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, update sheet and the addition of the words “traditional style roof tiles” to condition 5.

(ii) 17/00319/REM – 3 Northampton Road, Rushden

The Committee considered a reserved matters application for the appearance, landscaping and layout pursuant to planning permission 16/00469/OUT. The previous application had granted the demolition of the existing building and outbuildings and permission for up to nine residential dwellings. The application had been brought before the Committee as the previous application had been determined by the Committee.

Members noted that Rushden Town Council had objected to the application and that several letters objecting to the application had been received from nearby residents. Northamptonshire Highways had no objection to the application.

During debate on the application, Members acknowledged that permission had already been granted for the number of dwellings on the site; however they were concerned that the site would be cramped and lack amenity space. Members were also concerned at the proposed removal of a fence between the site and a neighbouring property and requested that officers ensure that the fence was replaced as part of condition 2. Due to the proposed lack of amenity space, Members requested that if permission was granted, an additional condition be added to remove permitted development rights.

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

The Committee **agreed to grant** the application, subject to the conditions detailed in the officer’s report, update sheet and the addition of a condition to remove permitted development rights.

(iii) 17/00446/VAR – 65 Northampton Road, Rushden

The Committee considered an application to vary Condition 10 (shared access driveway) and Condition 20 (approved plans) pursuant to 15/01828/FUL. The application had been brought before the Committee due to its planning history.

Members noted that one letter objecting to the application had been received from a nearby resident and further noted that one letter of support for the application had also been received from a prospective purchaser. Northamptonshire Highways had no objection to the application.

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.

(iv) 16/02318/FUL – Site 1020 Former Quarry, Old Kettering Road, Twywell

The Committee considered an application for the erection of new farm buildings which included cattle building, machinery store and hay and straw store. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that three letters in support of the application had been received from nearby residents. Northamptonshire Highways had no objection to the application subject to the use of a drainage condition to prevent surface water draining onto the highway.

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.

519. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 20 February 2017 to 31 March 2017.

RESOLVED:

That the report be noted.

520. 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 paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, may be disclosed.

521. SECTION 106 AGREEMENTS – UPDATE

The Planning Development Manager submitted an update report detailing progress with regard to 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 15/01976/VAR Grensons, Queen Street, Rushden until 30 April 2017.

RESOLVED: That

- i) the report be noted.
- ii) the extension in respect of application 15/01976/VAR Grensons, Queen Street, Rushden be approved.

Members also considered a proposed variation to a S106 agreement:

- i) 08/00595/FUL – Former Garage Site, Station Road, Rushden

Following the meeting of the Planning Management Committee on 26 October 2016, where Members had felt that the proposed decrease in contributions was not acceptable, officers had arranged for another independent viability assessment to be undertaken. In the interests of securing a development on the site, it was now recommended that the S106 contributions be apportioned as follows:

- Delete the affordable housing requirement
- £0 to the Greenway as the most relevant stretch had already been completed
- £52,700 to public open space (full amount)
- £14,058 to education (full amount)
- £6,882 to libraries (full amount)

It was moved and seconded that the proposed variation to the S106 be approved. On being put to the vote, eight Members voted for the motion, none against and one abstention.

The Committee **agreed** that the proposed variation to the S106 be approved.

Chairman