

PLANNING MANAGEMENT COMMITTEE

Date: 10 May 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 Howell
Barbara Jenney
Andy Mercer
Ron Pinnock

Anna Sauntson
Alex Smith
Robin Underwood
Peter Wathen
Pam Whiting

559. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Helen Harrison, Marika Hillson, Dudley Hughes JP and Geoff Shacklock.

560. MINUTES

The minutes of the meeting held on 19 April 2017 were approved as a true and correct record of proceedings, subject to:

Minute 525(i) – Heading to read – 16/02336/FUL – Former Factory Site, Church Street, Irthlingborough

561. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	17/00320/FUL 42 Donne Close, Rushden	Husband runs a small business from part of a residential property.		Yes
Andy Mercer and Gill Mercer	17/00320/FUL 42 Donne Close, Rushden	Run a small business from part of a residential property.		Yes
Helen Howell, Alex Smith and Peter Wathen	17/00320/FUL 42 Donne Close, Rushden	Work from home in a residential property.		Yes

(b) Informal Site Visits

Councillor Barbara Jenney declared that she had visited 42 Donne Close, Rushden (17/00320/FUL).

562. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

563. SECTION 106 AGREEMENTS – UPDATE

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.

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 June 2017.

The Planning Development Manager advised that the agreement for 16/02119/FUL Warth Park had now been signed and the decision issued.

RESOLVED:

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

564. 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.

RESOLVED:

That the report be noted.

565. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Councillor D Coleman** – 17/00302/FUL – 42 Donne Close, Rushden (On behalf of Rushden Town Council)
- **Mr M Neale** – 17/00302/FUL – 42 Donne Close, Rushden (Objector)
- **Mr S Bell** 17/00302/FUL – 42 Donne Close, Rushden (Applicant)

- **Mr A Middleditch** - Mobile Home Vanish Point Farm, Slipton (Agent for the Applicant)

566. 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) 17/0320/FUL – 42 Donne Close, Rushden

The Committee considered a retrospective application for the conversion of a double garage to habitable accommodation and the provision of two additional off road parking spaces. The application had been brought before the Committee at the request of Councillor D Maxwell.

Members noted that Rushden Town Council had objected to the application and further noted that a number of letters objecting to the application had been received from nearby residents. Northamptonshire Highways had no objections to the application.

Officers confirmed that the application being considered was for the conversion of the garage to habitable accommodation and not for use of the garage for business use, as that did not require planning permission due to the low level of use. However, if in the future there was an intensification of the business use, then a separate retrospective planning application could be required.

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 with a further amendment to condition 2 as follows:

The additional parking spaces for the property, as shown on drawing 17-014-02C, shall be provided within 1 month of the date of this Planning Permission. They shall be suitably hard surfaced and contain an adequate means of drainage to ensure water does not run onto the highway or adjacent properties. Once provided, these spaces plus the existing two parking spaces, also as defined on drawing 17-014-02C, shall be retained thereafter solely for parking purposes in perpetuity.

Reason: To ensure the property has adequate off road parking provision in accordance with current County wide standards.

(ii) 17/00204/FUL – Mobile Home, Vanish Point Farm, Slipton

The Committee considered an application that sought temporary consent for a three year period for the retention of a mobile home for use by agricultural workers. The application had been brought before the Committee as the previous application had been determined by the Committee.

The Council had consulted an Agricultural Consultant to seek professional advice on the essential need of the proposal and he had concluded that there was no requirement for the retention of the temporary dwelling at the site.

During debate on the application, Members were concerned that if the workers were required to live off site it would make the business no longer viable. The NPPF supported

sustainable development in rural areas and the future development of a small rural business should be encouraged. Members supported that if permission was granted, the consent should only be for a further two years.

It was moved and seconded that the application be granted for a further temporary period of two years. On being put to the vote, there were 10 votes for the motion, two against and no abstentions, therefore the Committee **agreed to grant** the application, contrary to officer advice, for a further temporary period of two years from the date of the decision for the following reason:-

If the application were to be refused, the business would not be viable. The NPPF supports sustainable development therefore the rural enterprise should be given the opportunity to develop further.

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.

567. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items 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.

568. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 3 April 2017 to 21 April 2017.

RESOLVED:

That the report be noted.

569. PLANNING ENFORCEMENT REPORT – QUARTER 1 2017

The Committee received a report which provided an update on Planning Enforcement complaints for Quarter 1 2017.

RESOLVED:

That the report be noted.

Chairman