

# PLANNING MANAGEMENT COMMITTEE

Date: 14 June 2017

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn

Chairman

Roger Glithero JP  
Andy Mercer  
Ron Pinnock  
Alex Smith

Robin Underwood  
Peter Wathen  
Pam Whiting

## 29. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Farrar, Marika Hillson, Helen Howell, Dudley Hughes JP, Barbara Jenney, Gill Mercer, Roger Powell, Anna Sauntson and Geoff Shacklock.

## 30. MINUTES

The minutes of the meeting held on 10 May 2017 were approved as a true and correct record of proceedings, subject to:

### Minute 566(i)

Heading should read '17/00320/FUL – 42 Donne Close, Rushden

That the resolution be amended to read:

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 amendments to **the following two conditions:**

### Condition 1

**This planning permission shall take effect from the date of this decision notice.  
Reason: To specify the date when development commences.**

### Condition 2

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.

### **31. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS**

#### **(a) Declarations of Interest**

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>	<b>DPI</b>	<b>Other Interest</b>
Roger Glithero	17/00299/FUL – Land Rear of Woodland Cottage, Horse Lane, Laxton	Had met applicant on site last year.		Yes

#### **(b) Informal Site Visits**

Councillor Roger Glithero declared that he had visited Land Rear of Woodland Cottage, Horse Lane, Laxton (17/00299/FUL) last year.

### **32. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

### **33. 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 applications 10/00857/OUT Irthlingborough West and 16/00755/FUL Oundle Primary School until the end of July 2017.

#### **RESOLVED:**

- i) That the report be noted.
- ii) The extensions in respect of applications 10/00857/OUT Irthlingborough West and 16/00755/FUL Oundle Primary School be approved.

### **34. 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 wording of conditions for application 17/00204/FUL Vanish Point Farm had now been agreed and the decision issued.

#### **RESOLVED:**

That the report be noted.

#### **35. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- **Mr R Skillen** - 17/00299/FUL - Land Rear of Woodland Cottage, Horse Lane, Laxton (Applicant)
- **Mr P Mcrone** – (17/00299/FUL -Land Rear of Woodland Cottage, Horse Lane, Laxton (Chairman on behalf of Laxton Parish Meeting))
- **Councillor N Rudd** – 17/00870/FUL – Davys Lodge, Morborne Road, Warmington (On behalf of Warmington Parish Council)
- **Mr W Proby** – 17/00870/FUL – Davys Lodge, Morborne Road, Warmington (Applicant)
- **Councillor D Brackenbury** – 17/00870/FUL – Davys Lodge, Morborne Road, Warmington (Ward Member)

#### **36. 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) 17/00299/FUL – Land Rear of Woodland Cottage, Horse Lane, Laxton**

The Committee considered an application for the erection of a single detached dwelling and detached garage. The dwelling would follow the same footprint as a former agricultural barn which had recently been demolished by the applicant. The application had been brought before the Committee at the request of Councillor Roger Glithero.

The Committee noted that no objections to the application had been received and that a meeting of Laxton Parish Meeting had unanimously supported it.

During debate on the application, the significant local support for the application was noted. It was also noted that the NPPF set out a clear presumption in favour of sustainable development and noted that planning authorities should positively seek to meet the development needs of their area. Members believed that this application would support the sustainability and development of a smaller, northern village in the district, without any observable detrimental affects. Members also felt that more weight should be given to the positive aspects of the application.

It was proposed and seconded that the application be granted and on being put to the vote, the Committee **agreed to grant** the application, contrary to officer advice, on the grounds that the proposal would support the rural economy, therefore representing sustainable development in the rural area. Members also considered that the proposed building would not have an impact on the character of the area. The following conditions are to be included:

- (i) Restrict materials to slate and stone.
- (ii) Restrict building to the same footprint to that which was demolished.
- (iii) No windows in the southern elevation.

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 these conditions and any others considered necessary by officers.

**(ii) 17/00784/FUL – Chelveston Renewable Energy Park, The Airfield, Chelveston**

The Committee considered an application for the construction of a 20MW energy storage facility incorporating battery storage and associated transformers, security fencing and hardstanding. The application had been brought before the Committee in accordance with the Scheme of Delegation

The Committee noted that Chelveston Parish Council and Northamptonshire Police, whilst not objecting to the application, had both made a number of recommendations.

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 the update sheet.

**(iii) 17/00870/FUL – Davys Lodge, Morborne Road, Warmington**

The Committee considered an application for the demolition of an existing dwelling and domestic outbuildings and the construction of a replacement dwelling as well as the conversion of an adjoining range of rural buildings to form one single dwelling house. The application had been brought before the Committee at the request of Ward Councillor David Brackenbury.

The Committee noted that Warmington Parish Council fully supported the application.

During debate on the application, the Committee considered that the development was of importance to the sustainability of the rural economy. It was noted that the JCS allowed for the development of exceptional buildings in the open countryside, where appropriate. Some members felt that the Committee may benefit from a site visit to look at the site and the possible impacts.

It was proposed and seconded that the application be deferred to enable a site visit. On being put to the vote, there were three votes for the motion and five against so the motion was lost.

It was then proposed and seconded that the application be granted. On being put to the vote, there were four votes for the motion and one against so the motion was carried.

The Committee **agreed to grant** the application, contrary to officer advice, on the grounds that the proposal represents a building of exceptional quality in accordance with Policy 13 (2a) of the Joint Core Strategy.

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.

**37. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 24 April 2017 to 26 May 2017.

**RESOLVED:**

That the report be noted.

**Chairman**