

PLANNING MANAGEMENT COMMITTEE

Date: 16 August 2017

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:

Councillors:	Phillip Stearn	Chairman
	Gill Mercer	Vice Chairman
	Roger Glithero JP	Ron Pinnock
	Helen Howell	Geoff Shacklock
	Barbara Jenney	Robin Underwood
	Andy Mercer	Peter Wathen

135. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Farrar, Marika Hillson, Dudley Hughes JP, Roger Powell, Anna Sauntson, Alex Smith and Pam Whiting.

136. MINUTES

The minutes of the meeting held on 12 July 2017 were approved and signed by the Chairman.

137. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Robin Underwood	17/01030/FUL 47 Hayden Road, Rushden	Knows the agent		Yes
Barbara Jenney	17/01030/FUL 47 Hayden Road, Rushden	Knows the agent		Yes
All Committee Members	17/00836/FUL Land Adjacent 11 Manor Drive, Irthlingborough	A near neighbour to the application site was a member of the Committee		Yes
Helen Howell	17/00836/FUL Land Adjacent 11 Manor Drive, Irthlingborough	Knows one of the speakers		Yes
Andy Mercer	17/00836/FUL Land Adjacent 11 Manor Drive, Irthlingborough	Was a friend and colleague of one of the speakers		Yes

Gill Mercer	17/00836/FUL Land Adjacent 11 Manor Drive, Irthlingborough	Was a friend and colleague of one of the speakers		Yes
Geoff Shacklock	17/00982/FUL and 17/00983/LBC Land Rear of 24 Pilton Road, Wadenhoe	Knows members of the Wadenhoe Trust		Yes

(b) Informal Site Visits

No informal site visits were declared.

138. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

139. SECTION 106 AGREEMENTS – UPDATE

The Committee received a report which provided an update on the progress of drafting 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 30.09.17 and 16/01662/FUL Rushden Lakes Leisure Scheme until 31.08.17.

It was noted that that application 16/00755/FUL Oundle Primary School had now been disposed of as the applicant had failed to progress the S106.

RESOLVED:

- i) That the report be noted.
- ii) The extensions in respect of applications 10/00857/OUT Irthlingborough West and 16/001662/FUL Rushden Lakes Leisure Scheme be approved

140. 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 17/00299/FUL Horse Lane, Laxton had been agreed and the decision issued.

RESOLVED:

That the report be noted.

141. PUBLIC SPEAKERS

The following person spoke on the item as indicated:

- **Councillor H Khandwala** – 17/00836/FUL – Land Adjacent 11 Manor Drive, Irthlingborough (on behalf of Irthlingborough Town Council)
- **Mrs K Ryan** - 17/01030/FUL - Land Adjacent 11 Manor Drive, Irthlingborough (Objector)
- **Mr P McDonald** - 17/01086/REM - Land Rear of 3 Main Street, Glapthorn (Objector) and 17/00929/FUL - Highfield Lodge, Main Street, Glapthorn (Objector)
- **Mr R Bettley** - 17/01086/REM - Land Rear of 3 Main Street, Glapthorn (Applicant)
- **Mr S Brookes** – 17/00929/FUL - Highfield Lodge, Main Street, Glapthorn (Applicant)

142. PLANNING APPLICATIONS

The Committee considered the planning applications report and representation made by a public speaker at the meeting. It was noted that there was no additional information on the applications included in the update sheet.

(i) **17/01030/FUL – 47 Hayden Road, Rushden**

The Committee considered an application for retrospective planning permission for the extension and conversion of a detached single garage to an annex, as well as to increase the height of the roof by 0.2 metres. The application had been brought before the Committee at the request of Ward Member Councillor Barbara Jenney.

Members noted that Rushden Town Council had objected to the application. Members further noted that three letters objecting to the application had been received from nearby residents. The Highways Authority had no objection to the application, subject to a condition to ensure that all parking spaces were served by a dropped kerb.

During debate on the application, concerns were raised at the size and scale of the accommodation, that the annex did not meet minimum spatial standards and that it was not compliant with the JCS and national building regulations.

It was moved that the application be refused. As there was no seconder, the motion fell.

It was then moved and seconded that the application be granted. On being put to the vote, there were eight votes for the motion and one against, therefore the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet with the addition of an informative to inform the applicant that no further extensions would be permissible under permitted development rights.

(ii) **17/00836/FUL – Land Adjacent to 11 Manor Drive, Irthlingborough**

The Committee considered an application for the erection of a single detached three bedroomed dwelling with associated access and private amenity space. The application had been brought before the Committee at the request of Councillor Powell as Irthlingborough Town Council had objected to the application.

Members noted that a letter had been received from a nearby resident which listed a number of concerns. The Highways Authority had no objection to the application provided that the access was 4.5 metres in width and the shared driveway was hard surfaced for 10 metres from the public highway.

During debate on the application, concerns were raised about access, parking and the slab height of the new building.

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) 17/00982/FUL – Land Rear of 24 Pilton Road, Wadenhoe

The Committee considered an application to incorporate part of the landscape gardens of Wadenhoe House within the garden curtilage of no.24 Pilton Road and to form a new access and to create off-road parking together with an enlarged garden for no.24 Pilton Road. The application had been brought before the Committee at the request of the Ward Members.

Members noted that Wadenhoe Parish Council had no objections to the application and that a letter had been received in support of the application from a nearby resident. The Senior Conservation Officer had raised an objection as he considered that the application would cause harm to the setting of the listed building, and in turn its significance. The Highways Authority had no objection, subject to a condition to ensure that the vehicular and pedestrian visibility splays be cleared of vegetation.

During debate on the application, concerns were raised at the introduction of a post and rail fence and hedge; particularly whether the hedge would take given it was beneath a number of mature trees. It was also noted that there was already an existing access and Members believed that this could be utilised.

It was moved and seconded that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application for the following reason:

- The proposed development, including access alterations and the formation of gardens and boundary enclosures to contain a driveway and parking areas for number 24 Pilton Road, would encroach and unacceptably impact on the landscaped gardens of Wadenhoe House, a Grade II listed building, and harm the character, setting and in turn, the significance, of the listed building(s) and the character and appearance of the conservation area. The proposal, therefore, is contrary to advice contained within the National Planning Policy Framework 2012 (Paragraphs 132, 133 and 134) and Policies 2 and 3 of the adopted North Northamptonshire Joint Core Strategy 2016 and the benefits do not demonstrably outweigh the harm identified.

(iv) 17/00983/LBC – Land Rear of 24 Pilton Road, Wadenhoe

The Committee considered a listed building consent to form a new access opening in the northern boundary wall and to infill an existing access by removing the gates, posts and to block-up the opening using salvaged coursed limestone. The application had been brought before the Committee at the request of the Ward Members.

The Senior Conservation Officer had raised an objection as he considered that the application would cause harm to the setting of the listed building, and in turn its significance.

It was moved and seconded that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application for the following reason:

- The proposed access alterations on Pilton road would harm the character and appearance of the existing historic stone wall, resulting in an unacceptable loss of historic fabric and would detract from character setting of the surrounding listed buildings, in particular, Wadenhoe House, a Grade II listed building. The proposal, therefore, is contrary to advice contained within the National Planning Policy Framework 2012 (Paragraphs 132, 133 and 134) and Policies 2 and 3 of the adopted North Northamptonshire Joint Core Strategy 2016 and the benefits do not demonstrably outweigh the harm identified.

(v) 17/01086/REM – Land Rear of 3 Main Street, Glapthorn

The Committee considered a reserved matters application for access, appearance, landscaping, layout and scale pursuant to planning permission 16/01734/OUT. The application had been brought before the Committee as the outline application had been determined by the Committee.

Members noted that a number of letters objecting to the application had been received from nearby residents. The Highways Authority had no objection to the proposal.

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.

(vi) 17/00929/FUL - Highfield Lodge, Main Street, Glapthorn

The Committee considered an application for the erection of a retirement dormer bungalow within the applicant's garden for the applicant. The application had been brought before the Committee at the request of the Ward Member.

Members noted that Glapthorn Parish Council had objected to the application. It was further noted that letters had been received from the Ward Member in support of the application and from Glapthorn Neighbourhood Planning Group in objection. The Highways Authority had no objection to the application.

During discussion on the item, Members felt that the proposed development sat well within the existing surrounding properties and was not far out of line with other buildings. However, some Members felt that this application could set a dangerous precedent for the village as there were a number of other sites which could be looked at for back land development.

It was moved and seconded that the application be granted. On being put to the vote, there were seven votes for the motion and two against, therefore the Committee **agreed to grant** the application, contrary to officer advice, because Members considered that taking into account the scale and character of the proposed dwelling and its location to the side of Highfield Lodge rather than directly behind it, the development was not contrary to policy 11 of the JCS. The proposed dwelling would not be strictly outside the linear form of the village and therefore not contrary to policy 8 of the JCS.

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 conditions.

143. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 26 June 2017 to 28 July 2017.

RESOLVED:

That the report be noted.

144. 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

145. PLANNING ENFORCEMENT REPORT – QUARTER 2 2017

The Committee received a report which provided an update on Planning Enforcement complaints for Quarter 2 of 2017.

RESOLVED:

That the report be noted.

Chairman