

PLANNING MANAGEMENT COMMITTEE

Date: 13 December 2017

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman
John Farrar Geoff Shacklock
Helen Howell Robin Underwood
Barbara Jenney Peter Wathen
Andy Mercer Pam Whiting
Anna Sauntson

312. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero JP, Marika Hillson, Dudley Hughes JP, Ron Pinnock and Alex Smith.

313. MINUTES

The minutes of the meeting held on 15 November 2017 were approved and signed by the Chairman.

314. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	17/01480/VAR Former Garage Site, Station Road, Rushden and 17/02154/FUL 26 Firdale Avenue, Rushden and 17/01378/OUT 27 Bradfield Close, Rushden	Had attended a Rushden Town Council meeting when the applications were discussed.		Yes

(b) Informal Site Visits

Councillor Peter Wathen declared that he had visited Rowena House, Clare Street, Raunds (17/00100/FUL).

315. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

316. 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 noted that the phasing plan had been circulated in respect of application 10/00857/OUT Irthlingborough West.

RESOLVED:

That the report be noted.

317. 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. It was noted that refusal reasons for applications 17/01469/FUL Midland Road, Rushden and 17/01847/FUL A14 Service Station, Thrapston had now been agreed and the decisions issued. It was further noted that refusal reasons for application 17/01491/FUL Barclays Bank, Rushden had been circulated for approval.

RESOLVED:

That the report be noted.

318. PUBLIC SPEAKERS

The following person spoke on the item as indicated:

- **Mr N Gilliver** - 16/02305/FUL - Land Adjacent Meadowview, Woodford Road, Little Addington (Supporter)
- **Mr M Forton** - 16/02305/FUL - Land Adjacent Meadowview, Woodford Road, Little Addington (Objector)
- **Mr N Ozier** - 17/01398/REM - Oundle Marina, Barnwell Road, Oundle (Agent for the Applicant)
- **Mr A Smith** - 17/02154/FUL - 26 Firdale Avenue, Rushden, (Applicant)
- **Councillor D Maxwell** - 17/02154/FUL - 26 Firdale Avenue, Rushden, (Ward Member)

319. PLANNING APPLICATIONS

The Committee considered the planning applications report and representations made by public speakers at the meeting. It was noted that there was additional information on the applications included in the update sheet.

(i) **16/02305/FUL – Land Adjacent Meadow View OP1990 SP9673, Woodford Road, Little Addington**

The Committee considered an application for the erection of eleven residential dwellings, which consisted of seven affordable units and four market units and associated infrastructure including new highway access. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major planning proposal.

Members noted that Little Addington Parish Council had objected to the application. The Local Highways Authority had no objections to the application but commented that the proposed traffic calming needed to be made clearer on the plan; a third parking space for plot 1 should be added and had requested that drainage details be forwarded for consideration. Members further noted that several letters objecting to the application had been received from nearby residents. Right to Light, consulting on behalf of a neighbour, had also submitted a number of comments.

The Council's Housing Enabling Officer addressed the Committee to explain that the proposed scheme would provide a mixture of property types and tenure that responded to locally identified need.

The Environmental Protection Team had also considered the application, specifically its proximity to the Great Addington Sewage Treatment Works and advised that there was no obvious issues with noise but should any complaints of noise or odour be received, then the Team would investigate them under the relevant legislation and take enforcement action where necessary.

During debate on the application, Members raised the issue of possible odours from the Sewage Treatment Works particularly as Anglian Water had commented that initial odour risk assessments had suggested that there was a potential for loss of amenity at sensitive properties within the proposed development. Officers confirmed that an odour assessment had been submitted and no concerns had been highlighted and an independent consultant believed that there would not be any future problems but any issues could be dealt with by the Environmental Protection Team under their legislative powers. Questions were also asked about the proposed Management Company and their responsibilities in relation to street lighting and roads. Officers confirmed that these issues would be covered in the condition relating to the Management Company. Clarification was sought as to how the Council would ensure that the affordable housing remained as such in the future and the Legal Advisor confirmed that that would be dealt with via the S106 agreement.

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 one abstention, therefore the Committee **agreed to grant** the application, subject to completion of a Section 106 legal agreement, the conditions detailed in the officer's report and update sheet with a tightening of the lighting condition. The wording of that condition to be delegated to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Committee and the Ward Member.

(ii) 17/001398/REM – Oundle Marina, Barnwell Road, Oundle

The Committee considered a reserved matters application for appearance, landscaping, scale, access and layout pursuant to planning application 16/01820/VAR. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major development.

Members noted that Oundle Town Council had not objected to the application but reiterated their concerns regarding the extra amount of traffic generated by the proposal. The Local Highways Authority had no objections to the application subject to conditions. A submission by the Friends of Barnwell Country Park was tabled, however it was noted that it did not contain any planning considerations.

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 updated conditions to incorporate a suitable phasing plan to be discussed further with the applicant. The wording of these conditions is delegated to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Committee and Ward Member.

Councillor John Farrar left the meeting and did not return.

(iii) 17/01072/FUL – Ditchford Lane, Rushden

The Committee considered an application for roadway improvement works of the existing A45(T) Ditchford Road interchange which included new slip roads, widening works and replacement of existing roundabouts with signal controlled junctions, as previously granted under planning permission 12/01733/RWL.

Members noted that Rushden Town Council had no objection to the application but did have concerns that the traffic lights would create standing traffic backing up onto the A45. The Local Highways Authority had no objection, subject to the imposition of a condition. Members further noted that Wellingborough Borough Council supported the application.

During debate on the application, Members stated that whilst they welcomed the concept they did have concerns at the proposed phasing. Concerns were also raised about the proposed traffic lights. It was noted that when the initial application was given permission, the Rushden Lakes development had not yet been built.

It was moved and seconded that the application be granted. On being put to the vote, there were six votes for the motion, two against and no abstentions, therefore the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report.

(iv) 17/00100/FUL – Rowena House, Clare Street, Raunds

The Committee considered an application for an extension to an existing three storey apartment block for two one bed roomed, two person units and one one bed roomed, one person unit. The application had been brought before the Committee as Raunds Town Council had objected to the application.

Members noted that five letters objecting to the application had been received from nearby residents. The Local Highways Authority did not object to the application but commented that the applicant should manage the car park so the residents of the site had a minimum of nine spaces allocated to them.

During debate on the application, Members raised concerns at the over development of the site, the quality of the proposed development and loss of amenity. Officers advised that housing needs surveys for the area had indicated that there was a need for smaller dwellings to cater for demand. Members also highlighted that the existing building was currently in a state of disrepair and the owner was trying to make it better with this application.

It was moved and seconded that the application be granted. On being put to the vote, there were four votes for, two against and one abstention, therefore the Committee **agreed to grant** the application, subject to the conditions detailed in the officer's report and update sheet.

(v) 17/01480/VAR – Former Garage Site, Station Road, Rushden

The Committee considered an application to vary the permitted plans condition which was added under a non-material amendment application (17/01208/AMD). The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major development.

Members noted that Rushden Town Council had no objection to the application.

During debate on the application, Members expressed the view that the application appeared to be a cost cutting exercise for the applicant against quality, the removal of the proposed turret was of particular concern as its design fitted in with areas of the town. Members noted that the original permission had been granted on appeal, and Members questioned whether the Committee could refuse this application or would they be at risk of a further appeal. The Legal Advisor confirmed that the application could be refused but only on material planning considerations.

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 subject to a deed of variation to the original S106.

(vi) 17/02154/FUL – 26 Firdale Avenue, Rushden

The Committee considered an application for the demolition of an existing single storey side extension and the erection of a new single two storey side extension and a single storey front extension. The application had been brought before the Committee at the request of Ward Members Councillors A Mercer and D Maxwell.

Members noted that Rushden Town Council had objected to the application due to overdevelopment of the site.

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.

(vii) 17/01378/OUT – 27 Bradfield Close, Rushden

The Committee considered an outline planning application for the demolition of an existing garage and the erection of a one bedroom dwelling. The application had been brought before the Committee at the request of the Ward Member.

Members noted that Rushden Town Council had objected to the application and that one letter objecting to the application had been received from a neighbouring property.

During debate on the application, Members raised concerns at the overdevelopment of the site and loss of amenity to the existing property. It was also noted that the applicant had not yet made a financial contribution as required by the SPA Supplementary Planning Document.

It was moved and seconded that the application be refused. On being put to the vote, there were five votes for, two against and two abstentions, therefore the Committee **agreed to refuse** the application, contrary to officer advice, on the grounds that the proposal represents an overdevelopment of the site and the loss of amenity to the existing property. The wording of the refusal reasons is delegated to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Committee and the Ward Member.

320. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.55pm, the Chairman proposed the suspension of Council Procedure Rule 8 (Duration of Meeting) to enable the Committee to conclude the business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to complete the business detailed on the agenda.

(viii) 17/01680/VAR – Darsdale Farm Site, Chelveston Road, Raunds

The Committee considered an application to vary Condition 13, achievement of a Level 4 rating under the Code of Sustainable Strategy Study pursuant to application 16/00864/VAR. The application had been brought before the Committee in accordance with the Scheme of Delegation as it sought to vary a major planning proposal.

Members noted that Raunds Town Council had objected to the application as they believed that the applicant should maintain the Code Level 4 rating.

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.

(ix) 17/02296/VAR – Land Off A45 London Road, Raunds

The Committee considered an application to vary Condition 7, to allow changes to be made to the fenestration of the building pursuant to 16/00108/REM. The application had been brought before the Committee in accordance with the Scheme of Delegation as it sought to vary a major planning 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.

(x) 17/02256/ADV – Land Off A45 London Road, Raunds

The Committee considered an application to install an internally illuminated pole-mounted sign and signage on the building. The application had been brought before the Committee as the proposal was linked to 17/02296/VAR.

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.

Chairman