

PLANNING MANAGEMENT COMMITTEE

Date: 14 February 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present:

Councillors:	Phillip Stearn	Chairman
	Gill Mercer	Vice Chairman
	Richard Gell	Geoff Shacklock
	Marika Hillson	Alex Smith
	Helen Howell	Robin Underwood
	Barbara Jenney	Peter Wathen
	Andy Mercer	Pam Whiting
	Ron Pinnock	

382. WELCOME

The Chairman welcomed Dean Wishart, Principal Planning Development Officer, to his first meeting of the Committee. He also welcomed back Councillor Richard Gell as a member of the Committee.

383. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero JP, Dudley Hughes JP, Roger Powell and Anna Sauntson.

384. MINUTES

The minutes of the meeting held on 13 December 2017 were approved and signed by the Chairman.

385. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	17/02249/FUL Unit 11 Knights Farm, 223 Newton Road, Rushden and 17/02382/FUL 54 Station Road, Rushden and 17/02540/FUL 102 Avenue Road, Rushden	Has attended a Rushden Town Council meeting when the applications were discussed and also lives in Avenue Road but not adjacent to the property subject of the planning application.		Yes

Andy Mercer and Gill Mercer	17/02565/EXT Rookery South Pit, Near Stewartby, Bedfordshire	Son-in-Law works for the applicant and son lives near to the site.	Yes (left meeting)	
Pam Whiting	17/02249/FUL Unit 11 Knights Farm, 223 Newton Road, Rushden	Applicant is a neighbour.	Yes (left meeting)	

(b) Informal Site Visits

Councillor Robin Underwood declared that he had visited 102 Avenue Road, Rushden (17/02540/FUL) as he was unable to attend the formal site visit.

386. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

387. 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 application 10/00857/OUT Irthlingborough West as a meeting had now been arranged with NCC to resolve the matter. Councillor Andy Mercer suggested that due to the current issues at NCC and the availability of the appropriate officers, it may be prudent to extend the extension request deadline.

RESOLVED:

- i) That the report be noted.
- ii) That the extension in respect of application 10/00857/OUT Irthlingborough West be approved until end of May 2018.

388. 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 had been delayed by the sale of the site but was now progressing. It was noted that the conditions for application 16/02305/FUL Meadow View, Little Addington had been agreed but the S106 was still pending and that conditions for application 17/01398/REM Oundle Marina had now been agreed and the decision issued. It was further noted that refusal reasons for application 17/01378/OUT 27 Bradfield Close, Rushden had been agreed and issued.

RESOLVED:

That the report be noted.

389. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr Tom Loasby** - 17/02249/FUL -Unit 11, Knights Farm, 223 Newton Road, Rushden (Applicant)
- **Councillor David Coleman** - 17/02382/FUL - 54 Station Road, Rushden (On behalf of Rushden Town Council)

390. 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.

Councillor Pam Whiting left the meeting for the following item.

(i) 17/02249/FUL – Unit 11 Knights Farm, 223 Newton Road, Rushden

The Committee considered an application for a temporary change of use from B8 to D2 to be used as a private gym. 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 as it was contrary to the National Planning Policy Framework as gyms should be in urban areas/town centres. The Local Highways Authority had no objections to the application.

During debate on the application, Members were pleased that a new start up enterprise was being proposed and this was welcomed. It was noted that access to the site may be difficult for some people as there would be a requirement to cross the A6. However, some Members highlighted that as this would be a private gym, location was not an issue and the site was not inaccessible.

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 an amendment to Condition 2 to delete the name of the business.

Councillor Pam Whiting returned to the meeting.

(ii) 17/02382/FUL – 54 Station Road, Rushden

The Committee considered an application for a change of use of an existing Class C3 dwelling to a large house of multiple occupations (HMO) as a Sui Generis use for six to eight occupants. The application included a loft conversion and the construction of a dormer window. The application had been brought before the Committee at the request of a Ward Member.

Members noted that Rushden Town Council had objected to the application as it was contrary to the emerging Neighbourhood Plan Policies H5 and E1, no housing needs survey had been submitted and precedence had already been set in refusing the neighbouring property's application for an extension on the grounds of inadequate parking. The Local Highways Authority had objected to the application for parking capacity reasons. Members further noted that three letters objecting to the application had been received from nearby residents.

During debate on the application, Members noted that parking was a very significant issue with this application. Close to this application 21 flats were in the process of being built and this would lead to a significant increase in traffic, reduction in available parking and have an impact on the junction with Newton Road. It was not right to suggest that the Splash Pool car park could be used for parking as this would have an impact on users of the pool. Members asked for advice on what the applicant's costs prospects could be if the Committee refused the application and it went to appeal. The Legal Officer advised that costs in planning appeals were awarded only if a party acted unreasonably and in this case the Committee were considering an objection from the Highways Authority in reaching their decision.

It was moved and seconded that the application be refused. On being put to the vote, there were nine votes for the motion, three against and no abstentions, therefore the Committee **agreed to refuse** the application, contrary to officer advice, on the grounds that there will be inadequate parking provision following the completion of the development on the former Cyril Freeman Garage site.

The wording of the refusal reasons is delegated to the Planning Development Manager, in consultation with the Chairman and Vice Chairman of the Committee and Ward Member.

(iii) 17/02540/FUL – 102 Avenue Road, Rushden

The Committee considered an application for a single storey front extension, a two storey front porch extension and a two storey rear/side extension. A balcony was also proposed which would serve the master bedroom. The application had been brought before the Committee at the request of a Ward Member.

Members noted that Rushden Town Council had objected to the application as they had concerns over the size and scale of the floor to ceiling window and proposed balcony and also the impact on neighbouring amenity and its visual impact on the street scene. It was also noted that several nearby residents had raised concerns regarding the application.

During debate on the application, Members raised concerns with the proposed balcony and picture window, particular the site line of the window into a neighbouring bedroom. It was clear that there was a loss of amenity to No.112. It was also felt that the window and balcony were dominant on the street scene.

It was moved and seconded that the application be refused. On being put to the vote, there were five votes for the motion, seven against and no abstentions, therefore the motion was lost.

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

Councillors Andy and Gill Mercer left the meeting for the following item.

(iv) 17/02565/EXT – Rookery South Pit, Near Stewartby

The Committee was asked to consider an application for the erection of a new gas fired power plant at Rookery South Pit. The application had been brought before the Committee as it related to major infrastructure development in the neighbouring authorities of Bedford Borough and Central Bedfordshire. East Northamptonshire Council had been consulted as a neighbouring authority.

RESOLVED:

That the Secretary of State be informed that East Northamptonshire Council had no objections to this application.

Councillors Andy and Gill Mercer returned to the meeting.

391. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 31 July 2017 to 26 January 2018.

RESOLVED:

That the report be noted.

392. 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.

393. PLANNING ENFORCEMENT REPORT – QUARTER 3 2017/18

The Committee received a report which provided an update on Planning Enforcement complaints for Quarter 3 2017.

RESOLVED:

That the report be noted.

Chairman