

PLANNING MANAGEMENT COMMITTEE

Date: 14 March 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman

Richard Gell	Ron Pinnock
Roger Glithero JP	Roger Powell
Helen Howell	Anna Sauntson
Barbara Jenney	Alex Smith
Andy Mercer	Pam Whiting

443. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Dudley Hughes JP, Gill Mercer, Harriet Pentland, Geoff Shacklock, Robin Underwood and Peter Wathen.

444. MINUTES

The minutes of the meeting held on 14 February 2018 were approved and signed by the Chairman.

445. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	17/02559/FUL Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden	The Mayor of Rushden's Charity Account had received sponsorship for a mayoral function in February 2018		Yes (left meeting)
	17/02674/FUL Printing Workshop, Midland Road, Rushden	Has attended a Rushden Town Council meeting when the application was discussed		Yes
Andy Mercer	17/01177/FUL Slaters Lodge, Newton Road, Higham Ferrers	Has a very strong view that the road to the site is dangerous following an incident he was involved in		Yes (left meeting)

(b) Informal Site Visits

No informal site visits were declared.

446. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

447. SECTION 106 AGREEMENTS AND DELEGATIONS TO HEAD OF PLANNING SERVICES – 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 and on the applications where actions had been delegated to the Head of Planning Services.

The Committee noted that there were no extensions being sought for Section 106 Agreements. It was also noted that the wording of the conditions for application 15/00119/VAR Priors Hall were now in progress and the wording of refusal for application 17/02382/FUL 54 Station Road, Rushden had now been agreed and issued.

RESOLVED:

That the report be noted.

448. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- **Mr S Copson** – 17/02142/REM – Land between Oakleas Rise and A14 Midland Road, Thrapston (Agent)
- **Councillor P Harley** - 17/02559/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden (On behalf of Rushden Town Council)
- **Mr M Sherwood** - 17/02559/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden (Agent for the Applicant)
- **Cllr D Maxwell** 17/02559/FUL – Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden (Ward Member)
- **Mr S Dix** - 17/02674/FUL - Printing Workshop, Midland Road, Rushden (Agent for the Applicant)
- **Mr M Taylor** - 17/01177/FUL - Slaters Lodge, Newton Road, Higham Ferrers (Agent for the Applicant)

449. 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) 17/02142/REM – Land between Oakleas Rise and A14 Midland Road, Thrapston

The Committee considered a reserved matters application for the erection of 75 dwellings, pursuant to planning application 12/01957/OUT. Approval was being sought for the appearance, landscaping, layout and scale. The access had already been approved. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major residential development.

Members noted that Thrapston Town Council had now objected to the application due to overdevelopment and additional traffic and Denford Parish Council had also commented on the increase in traffic flow through the village and the impact on the quality of life for Denford residents. The Local Highways Authority also had several areas of concern regarding the application in view of the non-compliance with adoptable highway standards, in particular the shortfall in parking.

Members further noted that various concerns had also been received from a number of nearby residents, including the impact that the development would have on them due to how close it was. Officers did not dispute that the proposed scheme would have an impact on neighbouring residents, but on assessment they concluded that the impact would not be detrimental to the degree that would warrant a recommendation to refuse.

During debate on the application, Members were concerned at the overdevelopment of the site and the shortfall in parking. The impact of the development on neighbouring properties was noted. It was noted that outline permission had been granted for up to 75 dwellings. There were also concerns that all of the affordable housing was situated in one part of the site.

It was moved and seconded that the application be refused. On being put to the vote, there were eight votes for the motion, one against and no abstentions, therefore the Committee **agreed to refuse** the application, contrary to officer advice, on the grounds of cramped form of development, insufficient parking and poor parking layout and impact on neighbour amenity.

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 the Ward Member.

Councillor Barbara Jenney left the meeting for the following item.

(ii) 17/02559/FUL – Land Adjacent to Skew Bridge Ski Slope, Rushden Lakes, Rushden

The Committee considered an application for the erection of a new restaurant and retail units to the west of Terrace A at Rushden Lakes, together with proposals for access, parking and servicing, hard and soft landscaping and other associated works. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that whilst not objecting to the application, Rushden Town Council, Higham Ferrers Town Council, Irthlingborough Town Council and the Borough Council of Wellingborough had raised various concerns regarding the application; particularly the potential adverse effect the application would have on their town centres. It was also noted that Kettering Borough Council had objected to the application due to the same reason. The Local Highways Authority had no objections to the application. Correspondence had also been received from Councillor Dorothy Maxwell on the lack of staff parking in the application and from Rushden Town Partnership on the adverse impact on Rushden town centre.

It was also noted that the Council's Head of Economic and Commercial Development had now commented that whilst he was generally supportive of the application, any job growth on the site needed to be carefully considered against the potential impact on jobs off site, especially with retail. The Council's Climate Consultant had also supported the application, subject to the inclusion of two conditions to address BREEAM.

Comments had been received from the applicant's planning agent in response to the Council's Retail Consultant. The applicant considered that the concern expressed in the committee report about the proposed increase in smaller units at the Garden Square development was overstated, however officers stood by their original views on retail impact. Notwithstanding this, members noted that there could be an adverse impact on the surrounding towns due to the development of smaller units; however there was no evidence of an adverse impact on Kettering and it was proposed that condition 7 should be amended to omit Kettering and include Higham Ferrers and Irthlingborough.

During debate on the application, Councillor Andy Mercer advised that the Vice Chairman of the Committee had received an email from a director of the applicant stating that they would now make available an additional 15 staff parking spaces despite originally resisting this request.

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, subject to:

- (i) A revised site plan showing an additional 15 staff parking spaces on land to the rear of the service yard (to be captured in an amendment to condition 2).
- (ii) An amendment to condition 7 to omit Kettering and add Higham Ferrers and Irthlingborough to the 'no poach' restriction.
- (iii) Agreement on the final wording of the BREEAM condition(s)

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

Councillor Barbara Jenney returned to the meeting.

(iii) 17/02674/FUL – Printing Workshop, Midland Road, Rushden

The Committee considered an application for the part demolition, part retention and conversion of a former print works with the erection of additional new houses and flats to create twelve residential dwellings. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that one letter objecting to the application had been received from a nearby resident. Members further noted that the East Rushden Residents Association had also now objected to the application. The Local Highways Authority had no objection to the application.

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.

Councillor Andy Mercer left the meeting during the following item.

(iv) 17/01177/FUL – Slaters Lodge, Newton Road, Higham Ferrers

The Committee considered an application for the demolition of over yard barns and the conversion of two agricultural (non-designated) stone barns for office and residential use. The application had been brought before the Committee as Higham Ferrers Town Council had objected to the application as they supported the objection of the Local Highways Authority.

The Local Highways Authority had objected to the application based on the fact that the east visibility splay was too short for the speed of 85% of the traffic going past the site. They further raised concerns that the site plan showed a mixed access for commercial and residential vehicles which was not recommended and it did not show how agricultural vehicles would access the fields. They also stated that the site was in an unsustainable location away from local amenities and residents and employees would have to make all trips by car.

During debate on the application, Members advised that whilst they had no issue with the conversion of the buildings, the access was of high concern as the road to the site was a country road which had a lot of traffic using it and also had a blind bend. However, some Members felt that the access was in the best place as moving it would create problems.

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.

Councillor Andy Mercer returned to the meeting.

450. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 29 January 2018 to 23 February 2018.

During debate on the report, members questioned the number of allowed appeals and asked the Planning Development Manager if there was a problem in this regard. The Planning Development Manager advised that the allowed appeals had to be seen in the context of the financial year as a whole and that performance was acceptable. Reports in past months had demonstrated success at appeal and this should be noted. It was noted that two of the appeals were for householder appeals and officers were reminded that the Committee were advised that they would receive training on householder appeals at some point.

RESOLVED:

That the report be noted.

Chairman