

# PLANNING MANAGEMENT COMMITTEE

Date: 09 May 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Phillip Stearn Chairman  
Gill Mercer Vice Chairman  
Richard Gell Harriet Pentland  
Roger Glithero JP Geoff Shacklock  
Marika Hillson Robin Underwood  
Barbara Jenney Peter Wathen  
Andy Mercer Pam Whiting

## 521. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Helen Howell, Ron Pinnock, Anna Sauntson and Alex Smith.

## 522. MINUTES

The minutes of the meeting held on 11 April 2018 were approved and signed by the Chairman.

## 523. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Barbara Jenney	18/00532/VAR 3 Northampton Road, Rushden	Has attended a Rushden Town Council Planning Committee meeting when the application was discussed		Yes

### (b) Informal Site Visits

Councillor Robin Underwood declared that he had visited 3 Northampton Road, Rushden (18/00532/VAR).

## 524. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

**525. 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.

Members considered a request by the Planning Development Manager for an extension of time for the Section 106 agreement in respect of application 10/00857/OUT Irthlingborough West until the end of July. It was also noted that LGSS Law had now been instructed in relation to application 16/01431/OUT Nene Business Park.

The progress on delegations to the Head of Planning Services was noted as follows:

- 15/00119/VAR Priors Hall – wording of conditions was in progress;
- 16/01431/OUT Nene Business Park – the wording of the Construction Management Plan condition would be circulated when other matters had been concluded and also to date no archaeological evidence had been submitted by Councillor Hillson. Councillor Hillson clarified at the meeting that she had submitted an archaeological case;
- 17/02559/FUL Rushden Lakes – the revised site plan and wording of the BREEAM condition had now been resolved. The wording of condition 7 was still to be agreed with the applicant following input from the Council’s solicitor but should be agreed shortly;
- 18/00349/NCC Upper Higham Lane, Rushden – the wording had been agreed and the objection issued.

**RESOLVED:**

- (i) That the report be noted; and
- (ii) That the extension of time for the Section 106 agreement in respect of 10/00857/OUT Irthlingborough West until the end of July 2018 be approved.

**526. PUBLIC SPEAKERS**

The following person spoke on the item as indicated:

- **Councillor D Maxwell** – 18/00532/VAR 3 Northampton Road, Rushden (Ward Member)

**527. 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) 18/00448/VAR – Nene Business Park, Diamond Way, Irthlingborough**

The Committee considered a variation of conditions pursuant to planning application 15/01191/FUL, development of two buildings to provide an Aldi food retail store and day care centre. The application had been brought before the Committee as it sought to vary a major planning proposal.

The application sought to vary the approved plans by replacing the previously approved footpath link with a footpath in an alternative location and design. As changes were now being proposed to the footpath link/layout, the applicant was also seeking to adjust the lighting and landscaping to suit the revised proposals.

Members noted that both Irthlingborough Town Council and the Local Highways Authority had no objections to the application. The Council's Senior Tree and Landscape Officer had no objection to the submitted landscaping scheme, however it was recommended that a replacement planting condition be attached to ensure that any planting that died or was removed within five years would be replaced.

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.

**(ii) 18/00532/VAR – 3 Northampton Road, Rushden**

The Committee considered the variation of a condition pursuant to planning application 17/00319/REM, reserved matters pursuant to planning application 16/00469/OUT for the demolition of an existing dwelling and outbuildings and residential development of up to nine dwellings. The application had been brought before the Committee as the previous application had been determined by the Committee.

The application sought to substitute some of the drawing numbers to allow a change to the floor plans and elevations for plot 9 to accommodate a small side extension. This extension would mean an amendment to the approved parking layout to re-locate the two approved spaces.

Members noted that Rushden Town Council had objected to the application as they considered that the enlargement of plot 9 would have a detrimental impact on the quality of living for nearby residents and that they had also understood that the proposed variation had already been implemented without prior planning approval. It was noted that the Local Highways Authority had no objection. It was further noted that a number of comments had been submitted by neighbouring residents and letters had also been received from the Ward Member and the applicant's agent.

In response to the Town Council's objections, officers clarified that a site visit had been undertaken where it was confirmed that the proposed variation had not yet been implemented.

During debate on the application, Members did not believe that the proposed variation would cause overlooking on neighbouring properties as it would be a one storey extension which would have no side windows. They also did not believe that the development would constitute overdevelopment as the extension was proposed for one of the properties only and in other circumstances it would have been permitted development. Members welcomed that the tandem parking issue would now be addressed.

Councillor Barbara Jenney clarified that Rushden Town Council's objection had followed a presentation at their Planning Committee which had led Members to believe that the variation had already been undertaken and it was therefore a retrospective application, however it was now clear that work had not yet started.

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**