

# PLANNING MANAGEMENT COMMITTEE

Date: 13 June 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 Ron Pinnock  
 Helen Howell Alex Smith  
 Dudley Hughes JP Robin Underwood  
 Barbara Jenney Peter Wathen  
 Andy Mercer Pam Whiting

## 40. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Anna Sauntson and Geoff Shacklock.

## 41. MINUTES

The minutes of the meeting held on 09 May 2018 were approved and signed by the Chairman.

## 42. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All members of the Committee	18/00629/LBC and 18/00631/LBC Three Mill Bills, 63 Church Street, Nassington	The affected property is owned/controlled by a Member of the Council		Yes
Roger Glithero, Andy Mercer and Gill Mercer	18/00647/OUT Land Rear of 34-36 Church Street, Nassington	Has a close working relationship with one of the applicants		Yes (left meeting)
Dudley Hughes	18/00647/OUT Land Rear of 34-36 Church Street, Nassington	Knows one of the applicants		Yes

**(b) Informal Site Visits**

No informal site visits were disclosed.

**43. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

**44. 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 progress on delegations to the Head of Planning Services was noted as follows:

- 15/00119/VAR Priors Hall – wording of conditions unlikely to proceed with the new owners;
- 16/01431/OUT Nene Business Park – archaeological evidence had now been submitted by Councillor Hillson. Having considered the evidence the NCC Archaeologist still had no objections and therefore LGSS had been instructed on the S106;
- 17/02559/FUL Rushden Lakes – all points had now been resolved and the decision issued.

**RESOLVED:**

That the report be noted.

**45. PUBLIC SPEAKERS**

The following person spoke on the item as indicated:

- **Mrs M Newton** - 18/00647/OUT - 34-36 Church Street, Nassington (Objector)
- **Mr B Farrow** - 18/00647/OUT - 34-36 Church Street, Nassington (Applicant)
- **Mrs S Childs** - 18/00593/FUL - Spinney Hill Paddocks, Stanion Road, Brigstock (Applicant)
- **Cllr A Short** - 18/00609/FUL - 49 Finedon Road, Irthlingborough (On behalf of Irthlingborough Town Council)
- **Mr J Sidey** - 18/00609/FUL - 49 Finedon Road, Irthlingborough (Applicant's Agent)

#### **46. 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) 17/02426/OUT – OPO512 TL0097 Blatherwycke Road, Kings Cliffe**

The application was for a proposed residential development of up to 20 affordable homes and 10 market homes, allotments and landscaping. All matters were reserved except access.

It was noted that the applicant had now submitted further information which needed to be considered prior to the Committee considering the application.

#### **RESOLVED:**

That the application be deferred to a future meeting to allow further information to be considered.

**Councillors Roger Glithero, Andy Mercer and Gill Mercer left the meeting for the following item.**

##### **(ii) 18/00647/OUT – Land Rear of 34-36 Church Street, Nassington**

The Committee considered an outline planning application for the construction of two detached two storey three bedroom dwellings and alterations to the access and front boundary wall. Access, layout and scale were to be considered as part of this outline planning application and appearance and landscaping were reserved for consideration as part of the reserved matters. The application had been brought before the Committee at the request of the Ward Member.

Members noted that the Ward Member had submitted a statement supporting the application and that Nassington Parish Council had made no objections to the application. Two letters objecting to the application had been received from nearby residents. The Local Highways Authority had requested further information to show access details to the highway and also had concerns regarding fire rescue access and refuse collection.

During debate on the application, Members raised concerns at the scale of the development and the overbearing impact on neighbouring properties.

It was moved and seconded that the application be refused. On being put to the vote, there were nine votes for the motion, none against and one abstention, therefore the Committee **agreed to refuse** the application for the following reasons:

1. The proposed dwelling Unit 36A for reasons of scale, siting and proximity would have an unacceptable enclosing-effect and overbearing impact on the adjacent premises at nos. 38A and 38B Church Street, to the detriment of the residential amenities of the existing and future adjacent occupiers. In addition, the proposal would lead to

undue overlooking between the proposed rear garden of Unit 36A and the front windows of no. 38A Church Street. The proposal, therefore, would be contrary to Paragraph 17 (Item 4) of the National Planning Policy Framework 2012 and Policy (e) (i) and Policy 112 (b) of the adopted North Northamptonshire Joint Core Strategy 2016 which seeks to safeguard a good standard of amenity for all existing and future occupants of land and buildings.

2. The proposed dwellings would comprise of a relatively large footprint and be located on relatively narrow garden land and the buildings would be positioned within proximity to the rear boundary of the site, leaving very limited outdoor amenity areas/gardens for future occupiers. The overall size and layout of the proposed gardens are considered to be unsuitable for the proposed family sized dwellings and would not enable reasonable standards of amenity to be provided for the future occupiers. The proposal, therefore, would be contrary to Paragraph 17 (Item 4) of the National Planning Policy Framework 2012 and Policy 8 ( ) (i) and Policy 11 2) b) of the adopted North Northamptonshire Joint Core Strategy 2016 which seeks to safeguard high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
3. The proposed buildings would have an extensive footprint and building form (in connection with the scale and layout, and would be positioned within a confined/cramped area of space at the bottom of the existing narrow gardens. As viewed from the fields/public footpath to north, the proposed dwellings for reasons of scale and form would detract from the character and appearance of the settlement and Nassington Conservation Area. The proposal therefore, would be contrary to advice contained within the National Planning Policy Framework 2012 (Paragraphs 132 and 134) and Policies 2, 3 and 11 2) b) of the adopted North Northamptonshire Joint Core Strategy 2016, saved Policy 2 of the adopted Rural North, Oundle and Thrapston Plan 2011, and the benefits do not demonstrably outweigh the harm identified.

**Councillors Roger Glithero, Andy Mercer and Gill Mercer returned to the meeting.**

**(iii) 18/000684/VAR – Sports Hall, Milton Road, Oundle**

The Committee considered the variation of a condition pursuant to planning application 14/00875/OUT. The application had been brought before the Committee in accordance with the Scheme of Delegation as it sought to vary a condition on a major planning proposal.

The application sought to vary Condition 6 of the outline planning permission relating to the opening hours for the approved sports centre to allow effective use of the facility for the school and wider communities.

Members noted that Oundle Town Council had requested that conditions be imposed and enforced which would ensure noise and light pollution be kept to a minimum. It was further noted that two letters objecting to the application had been received from nearby residents.

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.

**(iv) 18/00593/FUL – Spinney Hill Paddocks, Stanion Road, Brigstock**

The Committee considered an application to retain an existing static caravan on a permanent basis to enable the further development and management of the applicant's equestrian business. The application had been brought before the Committee at the request of the Ward Member.

Members noted that the Ward Member had submitted a statement supporting the application and that Brigstock Parish Council had made no objections to the application. The Local Highways Authority had requested that evidence should be provided to show that there would be no increased use of the access from retaining the caravan as a residence.

It was noted that the Council's Agricultural Advisor had reported that the business was currently financially sound and sustainable on the basis that the static caravan was retained as temporary accommodation. If the applicant were to seek permission to construct a more permanent dwelling, the business would not be able to financially support this. A further extension of the three-year temporary consent would allow the business more time to establish and prove its financial viability.

During debate on the application, Members fully supported the development of a local countryside business. Some Members were concerned at the continued permission for the use of a caravan and wished to see an application for a more permanent dwelling. It was felt that the increasing profits each year of the business showed that it met the criteria for viability but imposing a three year limit could damage the business.

It was moved and seconded that the application be granted on a permanent basis. On being put to the vote, there were seven votes for the motion, five against and one abstention, therefore the Committee **agreed to grant** permanent planning consent, contrary to officer advice, on the grounds that the functional need and financial sustainability have been satisfactorily demonstrated and restriction to a temporary consent would harm the further development of the enterprise, subject to the conditions detailed in the officer's report and update sheet, including the removal of condition 1.

**(v) 18/00609/FUL – 49 Finedon Road, Irthlingborough**

The Committee considered an application for the residential development of three dwellings including access, parking and amenity land on land within the rear garden of 49 Finedon Road, with access to be taken from Nursery Gardens to the west. The application had been brought before the Committee as Irthlingborough Town Council had objected to the application on the grounds that the access was unsuitable from Nursery Gardens, which was a privately owned road with difficult access onto adjoining College Street, and overdevelopment in that the development was not in keeping with the surrounding area.

Members noted that the Ward Member had submitted a statement requesting that the application be refused on a number of grounds. Eight objections to the application had been received from nearby residents. The Local Highways Authority had objected as access was onto Nursery Gardens, which was a private driveway with 16 dwellings and was a narrow lane with poor visibility onto the highway and was unlikely to meet the required vehicle visibility splays.

During debate on the application, Members commented that they had benefitted from the site visit and had noted that Nursery Gardens was a very quiet no through road. It was felt that there was a need for bungalows in the area and that the development would not be obtrusive.

It was moved and seconded that the application be granted. On being put to the vote, there were 12 votes for the motion, none against and one abstention, therefore the Committee **agreed to grant** planning permission, subject to the conditions detailed in the officer's report and update sheet.

**(vi) 18/00922/FUL – 21 Oakleigh Close, Raunds**

The Committee considered an application for the demolition of a garage and the erection of a new dwelling in the side garden of a semi detached house. The application had been brought before the Committee as it was an amendment to a proposal that was approved by the Committee in April 2017. An amended application was necessary as it had come to light since the last approval that the site was narrower than shown on the drawings that were submitted at the time and was therefore not large enough to accommodate the dwelling and the parking arrangements approved in connection with the last application. The revised application proposed an alternative design for the parking provision to address this.

Members noted that Raunds Town Council had objected to the application as they believed it would lead to over development of the site. The Local Highways Authority now considered that the side by side parking was more practical than the previous tandem parking.

It was moved and seconded that the application be granted. On being put to the vote, there were 11 votes for the motion, none against and two abstentions, therefore, subject to no new matters coming to light before the expiry of the publicity period (16 June 2018), the Committee **agreed to grant** planning permission, subject to the conditions detailed in the officer's report and update sheet.

**(vii) 18/00629/LBC – Three Mill Bills, 63 Church Street, Nassington**

The Committee considered a Listed Building Consent application for minor internal alterations which included the replacement of modern plaster board ceiling with the addition of insulation above; the removal of a lightweight partition wall between bedrooms 4 and 5 (including relocation of a power socket and radiator) and the replacement of an existing bath with a shower. The application had been brought before the Committee as it affected property owned/controlled by a Member of the Council.

Members noted that Nassington Parish Council had no objections 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.

**(viii) 18/00631/LBC – Three Mill Bills, 63 Church Street, Nassington**

The Committee considered a Listed Building Consent application for the replacement of single-glazed timber windows to match existing profile, incorporating slim-line double glazing. The application had been brought before the Committee as it affected property owned/controlled by a Member of the Council.

Members noted that Nassington Parish Council had no objections 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.

**47. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 26 February 2018 to 25 May 2018.

In relation to the appeal for the Printing Workshop, Midland Road, Rushden, Members noted with concern that the Inspector considered that tandem parking was acceptable.

**RESOLVED:**

That the report be noted.

**RESOLVED TO RECOMMEND TO PLANNING POLICY COMMITTEE:**

That the Planning Policy Committee consider the development of a policy on tandem parking to be included in the Part 2 Local Plan.

**48. RHYS BRADSHAW**

The Chairman advised the Committee that this would be Rhys Bradshaw's final meeting with the Council as he would be leaving to work with a planning consultancy. The Committee thanked Rhys for all his work in support of the Committee and wished him well for the future.

**Chairman**