

PLANNING MANAGEMENT COMMITTEE

Date: 14 November 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman

Richard Gell Ron Pinnock
Roger Glithero JP Geoff Shacklock
Helen Howell Alex Smith
Dudley Hughes JP Robin Underwood
Barbara Jenney Peter Wathen
Andy Mercer Pam Whiting

276. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Harriet Pentland and Anna Sauntson.

277. MINUTES

The minutes of the meetings held on 12 September 2018 and 10 October 2018 were approved and signed by the Chairman.

278. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

| Councillor | Application | Nature of Interest | DPI | Other Interest |
|--------------|---|---|-----|-----------------------|
| Richard Gell | 18/01525/VAR 1 Hunter Rise, Brigstock | Was a member of the Ramblers Association | | Yes (left meeting) |

(b) Informal Site Visits

Councillor Richard Gell declared that he had visited Rushden Ambulance Station, Station Road, Rushden (18/01092/FUL).

279. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

280. 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 – unlikely to proceed with the new owners.
- 18/00004/FUL Rushden Lakes – Highways England holding objection had been renewed for a period of three months.

RESOLVED:

That the report be noted.

281. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 18/01186/REM - Land between Oakleas Rise and A14 Midland Road, Thrapston – the Applicant
- 18/01092/FUL - Rushden Ambulance Station, Station Road, Rushden – an objector and the Agent for the Applicant
- 18/01525/VAR - 1 Hunter Rise, Brigstock - Brigstock Parish Council and an objector
- 18/01537/VAR – Former 12 Chapel Street, Warmington – an objector

282. 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) 18/01186/REM – Land between Oakleas Rise and A14, Midland Road, Thrapston

The Committee considered a reserved matters application for the erection of 65 dwellings, appearance, landscaping, layout and scale pursuant to planning application 12/01957/OUT. 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 Thrapston Town Council had no objections to the application. It was also noted that comments had been received from local residents expressing concerns with regard to the application. The Local Highways Authority had not objected to the application but had made several observations.

Officers accepted that there would be a degree of overbearing impact and overshadowing to neighbouring properties, but it would not be detrimental and that on balance the impact was not sufficient to recommend that planning permission be refused in this instance.

During debate on the application, Members were pleased that the applicant has listened to the Committee's previous concerns and had made a number of changes to the application; however there were still concerns at the impact on existing dwellings in Ash Court, the arrangements for parking, particularly the use of tandem parking and the width of roads and the accessibility of emergency vehicles. It was accepted by officers that the application did not meet the Northamptonshire Parking Standards and whilst this was not ideal, they were of the view that refusal of permission would not be justified on parking grounds as the Local Highways Authority had not objected to the application and further, the parking standards were not adopted policy. Members sought clarification as to how the proposed condition 3, that the approved garages and car ports shall be retained for parking purposes, would be monitored and enforced. Officers confirmed that if complaints were received about parking in the future, the Council could investigate and if there were breaches of the condition the Council would be able to enforce.

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, no new adverse comments arising within the consultation period ending 15 November 2018 and the completion of a Deed of Variation to the S106 Agreement by 21 December 2018 (or date to be agreed), to amend the affordable housing provision in line with this proposal.

Should the completion of a Deed of Variation by 21 December 2018 (or date to be agreed) not be achieved, it would be delegated to the Head of Planning Services to refuse the planning application.

(ii) 18/01092/FUL – Rushden Ambulance Station, Station Road, Rushden

The Committee considered an application for the demolition of an Ambulance Station and the erection of 11 one bedroom apartments. The application had been brought before the Committee in accordance with the Scheme of Delegation as it proposed a major development.

Members noted that Rushden Town Council had not objected to the application. It was also noted that three letters from nearby residents objecting to the application had been received. The Local Highways Authority had not objected to the application but had made a number of comments. Northamptonshire Police had made a number of recommendations to reduce any future likelihood of crime, disorder and anti-social behaviour occurring, including the installation of rear access gates to control access of both vehicles and pedestrians. It was noted that the Fire Service had not responded to the application.

During debate on the application, Members highlighted that this would be the third development of apartments on a 200 yard stretch of Station Road. There was an overprovision of flats in Rushden and a housing needs assessment had not been undertaken to establish if more flats were needed. The mix of housing had also not been addressed. There was a lack of small, family dwellings in the town centre. It was noted that Station Road was a busy thoroughfare and there would be a noise impact on those rooms which fronted onto the road. Concerns were also raised that disabled people would not be able to access the amenity space which would be on the first floor. Rushden Town Council had also wished to apply for S106 funding for leisure provision but had been told that was not possible as the development was less than 15 dwellings. The change in the character of the area was also highlighted.

In response, officers advised that in their professional view the character of the street would not be affected due to the similar developments either side of the development site. A viability assessment had shown that this proposal was the only viable option for the site and as such the Applicant had met the requirements of the Rushden Neighbourhood Plan Policy H4. There was not a requirement for the first floor amenity space to be accessible for all and due to the other amenity space in the area, people would not be overly disadvantaged if they had no access. The Equalities Act was a consideration when assessing the application and whilst there would be some disadvantage it was felt that because the amenity space was not private and there were two nearby parks it would be unreasonable to refuse the application on those grounds.

It was moved and seconded that the application be refused. On being put to the vote, the motion was lost.

It was further 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, with the addition of a condition to agree details (and subsequently secure the provision) of gates, and a satisfactory legal agreement is completed by 14 February 2019 (or other agreed date) which secures obligations as set out in the report.

Should the completion of a satisfactory legal agreement by 14 February 2019 (or date to be agreed) not be completed, it would be delegated to the Head of Planning Services to refuse the planning application.

Councillor Richard Gell left the room for the remainder of the meeting.

(iii) 18/01525/VAR – 1 Hunter Rise, Brigstock

The Committee considered an application to vary a condition pursuant to planning application 17/02567/FUL. The application had been brought before the Committee at the request of the Ward Member and as Brigstock Parish Council had objected to the application due to a wish to retain access between a Public Right of Way (MK12) and the Swan Avenue footpath.

The application sought to vary Condition 5 which dealt with boundary screening, landscaping and hard screening by the removal of Part (ii) of Condition 5 which referred to boundary screening.

Members noted that comments both in support and objecting to the application had been received from nearby residents. It was also noted that an email had been sent to all members of the Committee from an agent acting on behalf of the applicant. Northamptonshire Police had no objections to the application but had made a number of observations.

It was moved and seconded that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application for the following reason:

- The proposal to remove Part (ii) from Condition 5 would not enable the Local Planning Authority to appropriately oversee and control the boundary screening provision implemented at the application site, which includes a control to ensure that the development does not result in the permanent physical barrier between a required and valuable pedestrian link from Swan Avenue to a public Right of Way (MK12). The proposal would therefore be contrary to the advice contained within the

NPPF 2018 (paras 91 and 98 in particular) and Policy 8 of the North Northamptonshire Joint Core Strategy.

(iv) 18/02537/VAR – Former 12 Chapel Street, Warmington

The Committee considered an application to vary a condition pursuant to planning application 16/01644/FUL. The application had been brought before the Committee as Warmington Parish Council had objected to the application on the grounds of impact on the neighbours' amenity, parking and likely noise nuisance.

The application sought to vary Condition 11 of the planning permission to amend parking arrangements.

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.

v) 18/01850/VAR – Blackwells Barn, High Street, Twywell

The application had been withdrawn by the Applicant.

283. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 24 September to 19 October 2018.

RESOLVED:

That the report be noted.

Chairman