

# PLANNING MANAGEMENT COMMITTEE (RECONVENED)

Date: 19 December 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 6.30pm

Present Councillors: Phillip Stearn Chairman  
Gill Mercer Vice Chairman

Roger Glithero JP Geoff Shacklock  
Marika Hillson Peter Wathen  
Barbara Jenney Pam Whiting

## 328. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gell, Helen Howell, Andy Mercer, Harriet Pentland, Anna Sauntson, Alex Smith, Anna Sauntson and Robin Underwood.

## 329. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

The following declarations of interest were made:

Councillor	Application	Nature of Interest	DPI	Other Interest
Marika Hillson	18/01009/OUT Land East of Addington Road, Irthlingborough	Knew one of the speakers.		Yes
	18/01796/FUL 2 Harrington Road, Irthlingborough	Opened the estate when Mayor of Irthlingborough and knew one of the speakers		Yes
Peter Wathen	18/01744/OUT Land Known as The Poplars, Brick Kiln Road, Raunds	Trustee of the land to the west of the application site.		Yes (left meeting)
	18/01510/OUT 46 Cartrill Street, Raunds	Knew the speaker.		Yes

### (b) Informal Site Visits

At the adjourned meeting of the Committee, Councillor Marika Hillson declared that she had visited Land East of Addington Road, Irthlingborough (18/01009/OUT), Land Off A45 London Road, Raunds (18/02081/FUL) and 2 Harrington Road, Irthlingborough (18/01796/FUL).

### **330. CHANGE TO ORDER OF THE AGENDA**

The Chairman advised that a number of requests had been made to defer consideration of some of the applications on tonight's agenda and they would be considered first.

### **331. PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- 18/01009/OUT – Land East of Addington Road, Irthlingborough - on behalf of Irthlingborough Town Council, an objector and the applicant.
- 18/01744/OUT – Land Known as The Poplars, Brick Kiln Road, Raunds – the agent on behalf of the applicant.
- 18/01510/OUT – 46 Cartrill Street, Raunds – an objector.
- 18/01769/FUL – 2 Harrington Road, Irthlingborough – on behalf of Irthlingborough Town Council.

### **332. 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) 18/02081/FUL – Land Off A45, London Road, Raunds**

The applicant had requested that this item be deferred as further discussions were taking place.

It was moved and seconded that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application to a future meeting.

#### **(ii) 18/01439/FUL – 42 Victoria Road, Rushden**

The applicant had requested that this item be deferred as due to the adjournment of the last meeting they were unable to attend this meeting and speak in support of their application.

It was moved and seconded that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application to a future meeting.

#### **(iii) 18/01867/FUL – Land between Winward and 40 Main Street, Upper Benefield**

The applicant had requested that this item be deferred as further information had now been submitted which needed to be considered.

It was moved and seconded that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application to a future meeting.

**(iv) 18/01009/OUT – Land East of Addington Road, Irthlingborough**

The Committee considered an outline application for the development of up to 49 residential dwellings, with all matters reserved except access. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Irthlingborough Town Council had objected to the application due to highways/vehicular access, heritage, wildlife/conservation and that the application should be considered in conjunction with the many other applications for dwellings in the town. Little Addington Parish Council had also registered concerns at the potential number of additional vehicles which would add to the existing problems on Addington Road. It was also noted that there had been 38 representations from nearby residents objecting to the application and two in support. In addition, a petition of 60 signatures had also been received in objection. A letter from Tom Pursglove MP had been received in which he supported the strong level of objection to the application. The Local Highways Authority had not objected to the application following the receipt of a revised Transport Assessment.

The Council's Senior Conservation Officer had advised that the application would have an impact on the setting of the nearby heritage assets. He accepted that the development would cause some harm to the setting and the significance of the assets, which he categorised within the less than substantial category, and as such the harm should be weighed against the public benefits of the proposal.

During debate on the application, Members highlighted that the application was next to a Grade II listed manor house and that there were very few heritage assets in Irthlingborough and the NPPF supported the conservation of assets which were of significant importance. The site provided a green field setting to the manor house complex and the proposed development would be out of character to the area. Although noting the Senior Conservation Officer's assessment of harm, Members considered that the harm would fall in to the substantial category. There were particular concerns around access, parking and highway safety as Addington Road was used for parking by nearby streets, and because of this two cars would not be able to pass safely. There was also concern that some of the proposed dwellings would access directly onto Addington Road. Over 1000 dwellings had received planning permission in Irthlingborough and this application should be considered in that context. Concern was also expressed at the comments submitted by the Local Highways Authority as they appeared to have only commented on parking and not any other matters.

It was moved and seconded that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application, contrary to officer's recommendation, for the following reasons:

1. Substantial harm to heritage assets namely Grade II listed Manor House and Irthlingborough Conservation Area contrary to NPPF paragraphs 184, 193, 194 and 195 and JCS Policy 2 (a), (c) and (d).
2. Loss of residential amenity to Manor Mews contrary to JCS Policy 8(e).
3. Unsatisfactory access and detrimental impact on parking contrary to JCS Policy 8(b).

The final wording of the refusal reasons is delegated to the Head of Planning Services in consultation with the Chairman, Vice Chairman and Ward Member.

**Councillor Peter Wathen left the meeting for the following item.**

**(v) 18/01744/OUT – Land Known as The Poplars, Brick Kiln Road, Raunds**

The Committee considered an outline application for the development of up to 10 residential dwellings, including access onto Brick Kiln Road. The application had been brought before the Committee as it was for the erection of up to 10 dwellings on a site area of 0.53Ha.

Members noted that Raunds Town Council had objected to the application on the grounds of overdevelopment of the site and that the development contravened their Neighbourhood Plan. The Local Highways Authority had made no objection to the application following receipt of extra and amended information.

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, update sheet and the signing of a Section 106 Agreement to secure contributions towards education and library provision.

**Councillor Peter Wathen returned to the meeting.**

**(vi) 18/01510/OUT – 46 Cartrill Street, Raunds**

The Committee considered an outline application for the demolition of an existing building and the erection of five, four bedroomed dwellings with amended access, associated parking and amenity space, with all matters reserved except access. The application had been brought before the Committee at the request of the Ward Member as Raunds Town Council had objected to the application on the grounds of over development of the site and that the development contravened their Neighbourhood Plan.

Members noted that three representations had been received from nearby residents, which whilst not objecting to the application had made several observations. The Local Highways Authority had not objected 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 and update sheet.

**(vii) 18/01796/FUL – 2 Harrington Road, Irthlingborough**

The Committee considered an application for new fencing to the side elevation of the dwelling. The application had been brought before the Committee at the request of the Ward Member as Irthlingborough Town Council had submitted an objection to the application due to the fence not being in keeping with the rest of the development and that any additional boundary divide should be in the form of a brick wall.

During debate on the application, Members felt that a wooden fence would be out of character with the surrounding properties, especially as it was the entrance to the development, and there were no other fences on the development.

It was moved and seconded that the application be refused. On being put to the vote, the Committee **agreed to refuse** the application, contrary to officer's recommendation, as it was out of keeping with the streetscene resulting in harm to the character of the area contrary to JCS Policy 8 (d) and NPPF paragraph 127.

The final wording of the refusal reason is delegated to the Head of Planning Services in consultation with the Chairman, Vice Chairman and Ward Member.

### **333. APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 22 October 2018 to 23 November 2018.

#### **RESOLVED:**

That the report be noted.

### **334. 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.

### **335. PLANNING ENFORCEMENT UPDATE REPORT – NOVEMBER 2018**

The Committee received a report which provided an update on Planning Enforcement complaints as at 21 November 2018.

#### **RESOLVED:**

That the report be noted.

**Chairman**