

PLANNING MANAGEMENT COMMITTEE

Date: 09 January 2019

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	Geoff Shacklock
		Dudley Hughes JP	Robin Underwood
		Barbara Jenney	Peter Wathen
		Andy Mercer	Pam Whiting

344. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Marika Hillson, Roger Powell, Anna Sauntson and Alex Smith.

345. MINUTES

- (i) The minutes of the meeting held on 12 December 2018 were approved and signed by the Chairman.
- (ii) The minutes of the meeting held on 19 December 2018 were approved and signed by the Chairman, subject to:

Minute 329 – Declarations of Interest

Other Interest Declaration for Councillor Peter Wathen to read 'Yes (left meeting for item)'.

346. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Prior to the declarations of interest, the Monitoring Officer gave the Committee the following advice on application 18/02081/FUL Land Off A45, London Road, Raunds:

"The application 18/02081/FUL on the agenda tonight is being submitted by this Council. In the interests of transparency therefore all councillors on the Committee are advised that they should declare an 'other interest'. However, unless they have taken part in the development of the proposal by virtue of participation in the related working party which could create the perception of bias, my advice is that they can participate in the debate and vote provided they have no other conflict of interests in this application."

Councillor	Application	Nature of Interest	DPI	Other Interest
All Members of the Committee	18/01439/FUL 42 Victoria Road, Rushden	Knew the Ward Member speaker.		Yes
Barbara Jenney, Andy Mercer, Gill Mercer, Ron Pinnock, Robin Underwood	18/01439/FUL 42 Victoria Road, Rushden	Members of Rushden Town Council and so knew the Town Council speaker.		Yes
Barbara Jenney	18/01439/FUL 42 Victoria Road, Rushden	Knew the speaker objecting to the application.		Yes
All Members of the Committee	18/02081/FUL Land Off A45, London Road, Raunds	East Northamptonshire Council was the applicant.		Yes
Roger Glithero	18/02081/FUL Land Off A45, London Road, Raunds	Was a member of the ENC Working Party which was promoting the application.		Yes (left meeting for the item)
Robin Underwood	18/01818/FUL and 18/01819/LBC Lyveden Manor, Harley Way, Oundle	Was a member of the National Trust.		Yes
Roger Glithero, Phillip Stearn	18/01612/FUL Home Farm Lodge, Deenethorpe Airfield, Deenethorpe	Knew the agent for the Brudenell Estate.		Yes

(b) Informal Site Visits

Councillors Richard Gell, Helen Howell and Robin Underwood declared that they had visited 42 Victoria Road, Rushden (18/01439/FUL).

Councillors Roger Glithero and Dudley Hughes declared that they had visited Land Off A45, London Road, Raunds (18/02081/FUL).

Councillor Roger Glithero declared that he had visited Car Park and Land, Rockingham Motor Speedway, Mitchell Road, Corby (18/02061/FUL & 18/02062/FUL).

Councillor Geoff Shacklock declared that he had visited Lyveden Manor, Harley Way, Oundle, (18/01818/FUL & 18/01819/LBC).

Councillor Roger Glithero declared that he had visited Home Farm Lodge, Deenethorpe Airfield, Deenethorpe (18/01612/FUL).

347. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

348. 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 agreements in respect of 16/01431/OUT Nene Business Park and for 18/0036/VAR Freemans Court, Rushden until 15 February 2019.

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. Formal requests for EIA screening and scoping for a revised scheme had been received.
- 18/00004/FUL Rushden Lakes – Highways England holding objection remained in place.
- 18/01009/OUT Addington Road, Irthlingborough – refusal reasons being drafted.
- 18/01796/FUL 2 Harrington Road, Irthlingborough - refusal reasons being drafted.

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for 16/01431/OUT Nene Business Park and 18/00636/VAR Freemans Court, Rushden until 15 February 2019, be approved.

349. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 18/01439/FUL - 42 Victoria Road, Rushden - on behalf of Rushden Town Council, a Ward Member, an objector and the agent for the applicant
- 18/02081/FUL - Land Off A45, London Road, Raunds – an objector
- 18/02061/FUL - Car Park and Land, Rockingham Motor Speedway, Mitchell Road, Corby – agent for the applicant
- 18/01818/FUL - Lyveden Manor, Harley Way, Oundle – the applicant

350. 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) 18/01439/FUL – 42 Victoria Road, Rushden

The Committee considered an application for a change of use from a vacant factory building to a house of multiple occupancy (HMO) consisting of eleven units (inclusive of a manager's accommodation), alterations to the roof and elevations, including new windows and doors and the blocking up of openings, provision of refuse stores and cycle parking.

The application had been brought before the Committee as Rushden Town Council had objected to the application on the grounds of gross overdevelopment of the site, poor standard of living accommodation, accommodation designed for short stay high turnover occupancy, the application was not compliant with the Rushden Neighbourhood Plan, no evidence to support the need for this type of accommodation and parking issues. The application had been due to be considered at the Planning Management Committee of 12 December 2018 but due to time constraints the application was not discussed and the application had been deferred from the reconvened meeting on 19 December 2018 as the applicant had been unavailable.

Members noted that several representations from nearby residents objecting to the application had been received. It was also noted that Councillor Richard Lewis, as Ward Member, had submitted a letter setting out his concerns regarding the proposal. The ENC Housing Strategy Officer had a number of concerns with the application including that the type of accommodation did not offer a long term housing solution and was likely to have a high tenancy turn over rate and the rooms being proposed were similar to student accommodation rather than permanent accommodation. The Local Highways Authority now had no objection to the application after previously objecting on the grounds of lack of parking.

During debate on the application, Members stated that three previous applications for the site had been refused. What was being proposed was low quality accommodation with very little amenity space. Policy 30 of the JCS stated the need for a mix of dwelling sizes and tenures and this application would only enhance the over provision of one bed dwellings. There was very limited amenity space and the proposal to close some windows and use opaque glass would not meet Policy 8(e)(i) of the JCS as it would have an impact on the amenity of future occupiers. The application did not offer long term housing as turnover would be high and no registered housing provider was prepared to take on this type of accommodation. The requirement for flatted accommodation in Rushden had already been met. There was also concern that the application would not be able to meet the required level of kitchen facilities which would be a requirement of the HMO Licence the property would require.

Members had concerns that the Rushden Neighbourhood Plan (RNP) was not mentioned in the officer's report and was only addressed in the update sheet. The application did not meet Policy H4 of the RNP as there was an over provision of flats in the town. The Town Council had spent a lot of time and money in developing their Neighbourhood Plan, only for it to be ignored.

Members had very strong concerns at the lack of parking in the application as all parking would be required to be on street as there would be no parking available on site. There were already parking restrictions on Victoria Road with very little available overspill in the surrounding area. There was a school in Victoria Road which also caused issues with parking and if the Committee was minded to approve the application, there should be a condition that no deliveries during construction should happen during school drop off and pick up times. Also, all of the car parks in Rushden were now all no overnight parking. It should be assumed that there could be at least one car for each unit in the development.

The refusal of the last application in 2016 predated the current JCS and revised NPPF and therefore the Committee could use as a reason for refusal that planning policies had changed.

In response, officers stated that they had assessed the proposed development against the advice contained in RNP Policy H4, and the way the policy was worded, through the use of the word 'or' at the end of each criteria, meant that the proposal only had to meet one of the

three criteria. As the development would meet an identified need for smaller housing in Rushden and met the criteria of an existing non-residential building being converted for residential use, the proposal did comply with Policy H4.

351. ADJOURNMENT OF MEETING

The Chairman adjourned the meeting at 8.10pm to enable officers to consider the wording of the proposed reasons for refusal. The meeting reconvened at 8.20pm.

352. CONTINUATION OF PLANNING APPLICATIONS

It was moved and seconded that the application (18/01439/FUL) be refused. On being put to the vote, the Committee **agreed to refuse** the application, contrary to officer's recommendation, for the following reasons:

- (i) The proposal fails to demonstrate that it would provide a satisfactory level of amenity and living conditions for future occupiers, due to contrived living arrangements and inadequate amenity space contrary to JCS Policy 8(e) and NPPF 127(f);
- (ii) The proposal fails to comply with JCS Policy 30 and 8(c)(i), as it does not provide a mix of dwelling sizes and tenures to cater for current and forecast need; and
- (iii) The proposal fails to demonstrate that there would be satisfactory parking provision, contrary to JCS Policy 8(b)(ii).

Councillor Roger Glithero left the meeting for the following item.

(ii) 18/02081/FUL – Land Off A45 London Road, Raunds

The Committee considered an application for an Enterprise Centre with a total gross internal area of 36,850 sqft providing 27,000 sqft of managed business space which would provide a mix of lettable office (17,500sqft) and business starter units (9,500 sqft) all within a B1 use class (a/b/c) available on flexible letting terms within a high quality managed environment with shared facilities. The application had been brought before the Committee in accordance with the Scheme of Delegation and in the interest of transparency as East Northamptonshire Council was the applicant. The application had been deferred from the reconvened meeting which had been held on 19 December 2018 at the request of the applicant as further discussions were taking place.

Members noted that one representation had been received from a nearby resident objecting to the application. Raunds Town Council and Stanwick Parish Council had no objections to the application. The Local Highways Authority had no objections to the application subject to a revised Travel Plan being secured through conditions.

During debate on the application, Members stated that there was a need for this type of business accommodation in the area as smaller units in Raunds were currently let and this would provide an excellent opportunity for developing local businesses.

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.

Councillor Roger Glithero returned to the meeting.

(iii) 18/02061/FUL – Car Park and Land Rockingham Motor Speedway, Mitchell Road, Corby

The Committee considered an application for the change of use of the land for automotive logistics including storage of vehicles, vehicle parts and refurbishment of vehicles (Use Class B8), ancillary auctions and retention of ancillary office building. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Deene and Deenethorpe Parish Council had no objection to the application but Corby Borough Council had not commented. Northamptonshire Police had no objection in principle but strongly advised that the application be refused in its current form due to serious concerns that the application may not comply with the principals of crime prevention, however their concerns had been addressed in a revised Crime Prevention Statement, the measures in which were secured by revised condition 6. 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 and update sheet.

(iv) 18/02062/FUL – Rockingham Motor Speedway, Mitchell Road, Corby

The Committee considered an application for the change of use of Rockingham Motor Speedway for automotive logistics including open storage of vehicles, vehicle parts and refurbishment of vehicles (Use Class B8). In addition, permission had been sought for the removal of the external (open air) speedway stands. The application had been brought before the Committee in accordance with the Scheme of Delegation

Members noted that two representations expressing concerns with regard to the application had been received. Members also noted that Deene and Deenethorpe Parish Council had no objection to the application but Corby Borough Council had not commented. Northamptonshire Police had no objection in principle but strongly advised that the application be refused in its current form due to serious concerns that the application may not comply with the principals of crime prevention, however their concerns had been addressed in a revised Crime Prevention Statement, the measures in which were secured by revised condition 6. 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 and update sheet.

(v) 18/01818/FUL – Lyveden Manor, Harley Way, Oundle

The Committee considered an application for the change of use of Lyveden Manor from a dwelling house to a visitor attraction including a café, car park and landscaping. The application had been brought before the Committee as it was a major application and Pilton, Stoke Doyle and Wadenhoe Parish Council had submitted an objection on the grounds that the proposed visitor reception centre was unnecessary and out of keeping with the surroundings, there were traffic concerns associated with the proposal and there was a lack of assurance from the applicant that existing rights of way would be safeguarded.

Members noted that ENC's Senior Conservation Officer supported the application as it would bring significant conservation gains to a nationally important heritage site. The Local Highways Authority had no objection to the application subject to conditions.

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.

(vi) 18/01819/LBC – Lyveden Manor, Harley Way, Oundle

The Committee considered an application for listed building consent for the change of use of Lyveden Manor from a dwelling house to a visitor attraction including a café, car park and landscaping. The application had been brought before the Committee as it was a major application and Pilton, Stoke Doyle and Wadenhoe Parish Council had objected to the application on the grounds that the proposed visitor reception centre was unnecessary and out of keeping with the surroundings, there were traffic concerns associated with the proposal and there was a lack of assurance from the applicant that existing rights of way would be safeguarded.

Members noted that ENC's Senior Conservation Officer supported the application as it would bring significant conservation gains to a nationally important heritage site.

It was moved and seconded that Listed Building Consent 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) 18/01612/FUL – Home Farm Lodge, Deenethorpe Airfield, Deenethorpe

The Committee considered an application for the demolition of an existing agricultural building and the erection of two agricultural buildings (a dutch barn for straw storage and a livestock building). The application had been brought before the Committee in accordance with the Scheme of Delegation as it proposed more than 1000 sqm of non-residential floor space.

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.

353. Draft Development Management Charter

The Planning Development Manager presented a report on a Draft Development Management Charter to replace the current Development Control Charter which had last been updated in 2011. The Committee's comments were sought on the document prior to consideration of the final draft by the Planning Policy Committee.

RESOLVED TO RECOMMEND TO THE PLANNING POLICY COMMITTEE:

That the Draft Development Management Charter be approved and replaces the current Development Control Charter.

Chairman