

PLANNING MANAGEMENT COMMITTEE

Date: 23 January 2019

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman

Richard Gell Andy Mercer
Roger Glithero JP Geoff Shacklock
Marika Hillson Robin Underwood
Helen Howell Peter Wathen
Dudley Hughes JP Pam Whiting
Barbara Jenney

366. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Harriet Pentland, Ron Pinnock, Roger Powell, Anna Sauntson and Alex Smith.

367. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
All Members of the Committee	18/01882/FUL 49 Finedon Road, Irthlingborough	Knew one of the speakers.		Yes
Barbara Jenney	18/01882/FUL 49 Finedon Road, Irthlingborough	Knows the agent.		Yes
Marika Hillson	18/01882/FUL 49 Finedon Road, Irthlingborough	Knows the Town Councillor speaker.		Yes
Roger Glithero	18/01955/FUL Community Sports, Kingsmead, Station Road, Kings Cliffe	Knows the applicant.		Yes

(b) Informal Site Visits

Councillor Roger Glithero declared that he had visited 33 Wood Road, Kings Cliffe (18/01971/FUL) and Community Sports, Kingsmead, Station Road, Kings Cliffe (18/01955/FUL).

368. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

No questions were submitted under Procedure Rule 10.3.

369. PUBLIC SPEAKERS

The following people spoke on the item as indicated:

- 18/01880/FUL - 49 Finedon Road, Irthlingborough – On behalf of Irthlingborough Town Council, an objector and the agent for the applicant.

370. 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) 18/01880/FUL – 49 Finedon Road, Irthlingborough

The Committee considered an application for the erection of four dwellings including access, parking and amenity on land within the rear garden of 49 Finedon Road, Irthlingborough. The application had been brought before the Committee as Irthlingborough Town Council had submitted objections on the grounds of unsuitable access to the proposed development from Nursery Gardens, overdevelopment and not in keeping with the surroundings. The Town Council were also disappointed that an historic barn on the site had been demolished.

Members noted that representations had been received from six local residents. It was also noted that a representation had also been received from Councillor Dorothy Maxwell. The Local Highways Authority had objected to the application on the principle that more than five dwellings would be accessed off the private road, contrary to Northamptonshire Highways Standards and the application would be a further intensification of use of a sub-standard road of insufficient width.

During debate on the application, Members stated that the objection from Highways was strong about the number of dwellings using the shared access being exceeded. However, it was also noted that there were already 16 dwellings accessing the shared access. College Street was a very busy road in the morning as there was an infant's school close by and cars were parked on-street as the surrounding houses had no off-street parking. The junction with College Street was sub-standard. There was concern at the demolition of an ancient stone barn, particularly as Irthlingborough had very few heritage assets and this was a loss of some of the town's history. In response to a question as to whether the removal of permitted development rights could protect the proposed bungalows, officers confirmed that as no dormer windows were indicated in the application, Condition 9 meant that permission would be needed for any future dormer windows.

It was moved and seconded that the application be refused. On being put to the vote, there were seven votes for the motion, four against and one abstention, therefore the Committee **agreed to refuse** the application, contrary to officer's recommendation, for the following reason:

- (i) The proposal would intensify the use of a substandard access – namely the junction of Nursery Gardens and College Street. As such, the proposal fails to

provide a safe and suitable access and would prejudice highway safety, contrary to North Northamptonshire Joint Core Strategy Policy 8(b) and NPPF paragraph 108(b).

(ii) 18/01971/FUL – 33 Wood Road, Kings Cliffe

The Committee considered an application for the erection of two detached, four bedroom dwellings with associated amenity space and parking. The application had been brought before the Committee as Kings Cliffe Parish Council had objected to the application on the grounds of the appearance of overdevelopment, the removal of trees and that the application was in contradiction to the emerging Kings Cliffe Neighbourhood Plan.

Members noted that several representations from nearby residents objecting to the application had been received. It was also noted that the Local Highways Authority had no objection to the application but had made a number of comments.

During debate on the application, Members stated that they were pleased that the original number of proposed dwellings had now been reduced to two. With the reduction in the number of dwellings, the site appeared to now work well.

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.

iii) 18/01955/FUL – Community Sports, Kingsmead, Station Road, Kings Cliffe

The Committee considered an application to amend the design and layout of the second phase works to the extant community sports facility building. The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Kings Cliffe Parish Council had no objections to the application and further noted that three letters in support of 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 and update sheet.

371. APPEAL DECISION MONITORING REPORT

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 23 November 2018 to 4 January 2019.

RESOLVED:

That the report be noted.

Chairman