

# PLANNING MANAGEMENT COMMITTEE

Date: 12 June 2019

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman  
Gill Mercer Vice Chairman

Roger Glithero JP  
Helen Howell  
Andy Mercer  
Harriet Pentland  
Ron Pinnock

Geoff Shacklock  
Alex Smith  
Robin Underwood  
Peter Wathen  
Pam Whiting

## APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Barbara Jenney and Anna Sauntson.

## MINUTES

The minutes of the meeting held on 8 May 2019 were approved and signed by the Chairman.

## DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

### (a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer	18/02309/VAR Asda, 161 High Street, Rushden	Was a regular user of the store		Yes

### (b) Informal Site Visits

Councillor Roger Glithero declared that he had visited Priors Hall Development Site, Stamford Road, Weldon (19/00336/FUL) on a number of occasions.

Councillor Harriet Pentland declared that she had visited Asda, 161 High Street, Rushden (18/02309/VAR), Former Factory Site, Church Street, Irthlingborough (19/00090/FUL), The Carriage House, 13 Chelveston Road, Raunds (19/00421/FUL) and 2 Lancaster Drive, Thrapston (19/00718/FUL).

Councillor Peter Wathen declared that he driven past The Carriage House, 13 Chelveston Road, Raunds (19/00421/FUL) on many occasions.

### **QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

No questions were submitted under Procedure Rule 10.3.

### **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 agreement in respect of 10/00857/OUT Land between Wellingborough Road and Finedon Road, Irthlingborough until 31 December 2019. A request for an extension in respect of 18/01092/FUL Rushden Ambulance Station, Station Road, Rushden was not now required as the decision had now been issued.

The progress on delegations to the Head of Planning Services was noted as follows:

- 15/00119/VAR Priors Hall – current application was unlikely to proceed with the new owners. Submission of a revised planning application was anticipated.
- 18/02309/VAR Asda, 161 High Street, Rushden – application was on the agenda for this meeting.
- 19/00250/FUL – 2 Orchard Cottage, Laundry Road, Apethorpe – draft conditions had been circulated.

#### **RESOLVED:**

- (i) That the report be noted.
- (ii) That the extension of time for 10/00857/OUT Land between Wellingborough Road and Finedon Road, Irthlingborough until 31 December 2019 be approved.

### **PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- 18/02309/VAR – Asda 161 High Street, Rushden - a Ward Member and a representative of the applicant.
- 19/00090/FUL – Former Factory Site, Church Street, Irthlingborough – on behalf of Irthlingborough Town Council.

### **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) 18/02395/FUL – Rear of Green Close, Wellingborough Road, Irthlingborough**

The application had been withdrawn by the applicant.

**(ii) 19/00336/FUL– Priors Hall Development Site, Stamford Road, Weldon**

The Committee considered an application for cut and fill earthworks within Zone 2 and 3 (south) of Priors Hall Park, including the excavation, re-engineering, compaction, surcharging and re-profiling of existing quarry backfill material, to provide development platforms and facilitate future development and the removal /treatment of any contamination encountered during the works, construction of a temporary works compound, haul roads and boundary treatment to secure the site perimeter. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major development.

Members noted that Deene & Deenethorpe and Gretton Parish Councils had made no responses to the consultation. It was further noted that a letter of comment had been received with reference to light pollution. The Local Highways Authority had no objections to the application.

Officers clarified that this application was about land remediation at the site and it was expected that the land owners would bring forward a further outline application in early autumn. It was noted that Corby Borough Council had approved a similar report at their meeting last night.

During debate on the application, Members noted that areas of the site had been unused since the 1970s and works needed to be done. There was a need for good quality housing on the site when that application came forward. It was suggested that it would be helpful, if the Committee were minded to grant the application, that an informative note be added to put into effect the comments made about contamination which are included within the report for the forthcoming outline planning 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, the update sheet and the inclusion of an informative note regarding contamination information requirements for the forthcoming outline planning application.

**(iii) 18/02309/VAR – Asda, 161 High Street, Rushden**

The Committee considered an application to vary a condition pursuant to planning application 12/00839/VAR. The application had been considered by the Committee on 10 April 2019 where it was resolved to grant planning permission. The application had been brought back to be considered by the Committee due to new material information coming to light. The application sought to vary Condition 28 (store trading times).

Following the meeting in April 2019, a neighbouring resident had made a representation which highlighted an error in the Committee report which they believed may have influenced the Committee in making their decision. The original report had stated that ASDA had operated 24 hour opening before Christmas 2018 and that there had been no complaints made to Environmental Protection when in fact ASDA had not opened for 24 hours.

During debate on the application, Members noted that there had not been a large number of complaints about the operations at the store but it was acknowledged that longer hours had not been in operation. The store was not heavily used after 8pm and people tended to use

the parking underneath the building which reduced the noise levels. It was suggested that wording of condition 18 should be amended to provide greater clarity about no audible noise.

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 an amendment to condition 18 to clarify no audible noise from activities in the service yard between the hours of 22:00 and 07:00.

**(iv) 19/00090/FUL – Former Factory Site, Church Street, Irthlingborough**

The Committee considered an application for change of use of an existing A1 retail unit (Unit 1b only) to A3/A5. The application had been brought before the Committee as Irthlingborough Town Council had objected to the application with regard to the proposed opening hours; that the change to A3/A5 use would lead to more anti-social behaviour and the effect the environmental pollution, odour and noise would have on neighbouring businesses and residents.

Members noted that one letter objecting to the application had been received from a nearby resident. The Local Highways Authority had expressed that A3 uses had a higher parking requirement than A1, therefore there would be a shortfall of three parking spaces.

During debate on the application, Members enquired whether the Council had a saturation policy in place to manage the number of takeaways in an area and Officers confirmed that there was no specific policy in place. It was noted that the intended tenant did not intend to operate in accordance with the times in the proposed condition and it was proposed that the hours in that condition be amended. There should also be an informative note on having sufficient litter bins.

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, an amendment to condition 3 to restrict the opening hours to 09:00 to 22:15 and an informative note about litter.

**(v) 19/00421/FUL – The Carriage House, 13 Chelveston Road, Raunds**

The Committee considered a retrospective application for the installation of a pitched roof dormer window in position of former 'hayloft' doors. The application had been brought before the Committee at the request of a Ward Member and that Raunds Town Council had objected to the application on the grounds that they did not appreciate retrospective applications and that they had concerns of the impact on the privacy of the adjacent neighbour.

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.

**(vi) 19/00718/FUL – 2 Lancaster Drive, Thrapston**

The Committee considered an application for the erection of a single storey conservatory to the rear of the dwelling. The application had been brought before the Committee as the applicant was a member of staff at East Northamptonshire Council.

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 no new material concerns being received by the end of the consultation period of 15 June 2019.

. **APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 17 April 2019 to 24 May 2019.

It was noted that some Inspectors had made comments on a number of the Council's refusal reasons on parking grounds and we would need to think carefully when refusing an application on those grounds going forward.

**RESOLVED:**

That the report be noted.

. **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 2, 6 and 7 of Part 1 of Schedule 12A of the Local Government Act 1972 may be disclosed.

. **PLANNING ENFORCEMENT UPDATE REPORT – APRIL 2019**

The Committee received a report which provided an update on planning enforcement complaints as at April 2019.

**RESOLVED:**

That the report be noted.

. **HIGH HEDGES APPLICATION**

The Senior Tree and Landscape Officer presented a report on a High Hedges complaint.

**RESOLVED:**

That the report be deferred to a future meeting.

. **ADVERTISEMENT PROSECUTION**

The Principal Planning Enforcement Officer presented a report which sought authority to initiate prosecution proceedings in respect of two advertisement signs/billboards which had been erected on the highway verge without consent.

**RESOLVED:**

That authority be granted to initiate prosecution proceedings.

**Chairman**