

PLANNING MANAGEMENT COMMITTEE

Date: 2 October 2019

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman

Roger Glithero JP Robin Underwood
Andy Mercer Peter Wathen
Geoff Shacklock

207. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Helen Howell, Barbara Jenney, Harriet Pentland, Anna Sauntson and Alex Smith.

208. MINUTES OF PREVIOUS MEETINGS

The minutes of the meetings held on 14 and 21 August 2019 were approved and signed by the Chairman.

209. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Robin Underwood	19/00784/FUL 2 Essex Road, Rushden	Has a bias interest.		Yes (left meeting to speak as a local resident and was not present during the discussion and voting)
Andy Mercer	2 Essex Road, Rushden	Acquaintance of Cllr Robin Underwood		Yes
Gill Mercer	2 Essex Road, Rushden	Acquaintance of Cllr Robin Underwood		Yes
Geoff Shacklock	2 Mill Lane, Wadenhoe	Knows Cllr Karen Pollock		Yes

(b) Informal Site Visits

No declarations of informal site visits were made.

210. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions.

211. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 19/00784/FUL – 2 Essex Road, Rushden – local councillor speaking in a personal capacity.
- 19/00680/FUL – 2 Mill Lane, Wadenhoe – representative of Pilton, Stoke Doyle and Wadenhoe Parish Council and the applicant.

212. SECTION 106 AGREEMENTS & DELEGATIONS TO HEAD OF PLANNING SERVICES

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Members were informed that the application relating to Land off Huntingdon and Market Roads, Thrapston had been withdrawn and therefore no S106 agreement would be required.

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

- 19/00402/REM 88 dwellings, Nene Business Park, Irthlingborough - Decision had been issued after resolving waste management/highway alignment matter and securing additional parking.
- 18/01648/OUT 300 dwellings, south east of Ferrers School, Higham Ferrers – Negotiations were progressing on heads of terms and conditions.

RESOLVED:

That the contents of the report in relation to progress on Section 106 agreements and delegations to the Head of Planning Services be noted.

213. 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 one of the applications included in the update sheet.

(i) 19/00586/FUL – 4 Higham Road, Rushden

This application had been withdrawn by the applicant.

Councillor Robin Underwood left the meeting for the following item and spoke in a personal capacity.

(ii) 19/00784/FUL – 2 Essex Road, Rushden

The Committee considered an application for the demolition of a detached two storey outbuilding, and extension of existing 8 bedroom care home to create 8 additional bedroom suites with ancillary facilities and parking for 13 cars. The application had been referred to the Committee by Councillor David Jenney due to concerns relating to parking.

An update report provided details of current direct (care) and indirect (non-care) staff and indicated that four new daytime staff would be required to provide care for the additional 8 bedrooms, as well as potentially one night time person. Of the four new daytime staff, only two additional staff would be on-site at any one time, as the additional daytime staff would be split across two shifts. It was also recommended that condition 5 be amended to secure details and implementation of tree and hedge planting.

During debate on the application, members noted that there was no off-street parking on Essex Road and commented that Sunday mornings were particularly busy. The Local Highway Authority had not objected to the scheme. Members were also concerned by the lack of outdoor amenity space for residents of the care home and considered this was vital for residents' health and wellbeing. There was also concern that by virtue of the design and massing of the proposed extensions the development would appear overbearing in the street scene.

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 the officer's recommendation, for the following reasons:-

1. By virtue of the design and massing of the extensions, the proposal would lead to an over development of the site and would harm the character and appearance of the streetscene as a result of the visually overbearing impact contrary to JCS policy 8d and NPPF 130.
2. The development would have an inadequate level of external amenity space and consequently would fail to provide satisfactory living accommodation for residents and would not promote their wellbeing, contrary to JCS 8vi and NPPF 127f.

The meeting was adjourned at 8.06pm and reconvened at 8.15pm to enable the reasons for refusal to be formulated.

Councillor Robin Underwood returned to the meeting.

(iii) 19/00680/FUL – 2 Mill Lane, Wadenhoe

The Committee considered an application for a replacement dwelling. The application had been called in by Councillor Jake Vowles and an objection had been received by Pilton, Stoke Doyle and Wadenhoe Parish Council due to the proposed dwelling overshadowing and overlooking both the neighbouring properties due to the rear southern and eastern parts of the building.

Members commented on the need to preserve privacy levels of adjoining properties and the importance of landscaping and screen walls and fences. Officers undertook to amend Condition 3 to include a requirement for the replacement of any new planting which might become damaged or which dies within 5 years and to add an Informative requiring the

applicant to have regard that boundary treatment (to east boundary) should be designed to protect long-term privacy of adjacent occupiers.

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 with an amendment to condition 3 to stipulate a requirement for replanting for a period of five years, an additional condition to be added to require submission of details about the finish of the external wall to 1 Mill Lane and a new informative to advise that boundary treatment (to east boundary) should be designed to protect long-term privacy of adjacent occupiers.

214. APPEAL DECISION MONITORING REPORT

The Committee received a report providing an update on the three planning appeals determined by the Planning Inspectorate from 13 August 2019 to 17 September 2019.

The appeal against refusal of an application for the demolition of garages and erection of 6 dwellings at Irthlingborough had been lost. The refusal was on the basis of an objection from the Local Highway Authority, relating to the use of a private drive to serve more than 5 dwellings. Councillor Andy Mercer explained that this was a highways policy and not a planning policy and suggested that the Planning Policy Committee be urged to consider incorporating it as a policy in the Local Plan Part 2. The Planning Development Manager undertook to speak to Planning Policy officers.

RESOLVED:

That the report be noted.

215. EXCLUSION OF PUBLIC

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following item of business (Planning Enforcement Report) in accordance with paragraphs 6 and 7 of Part 1 of Schedule 12A of Section 100A of the Local Government Act 1972 as exempt information may be disclosed.

216. PLANNING ENFORCEMENT REPORT

The Committee received a report providing an update on planning enforcement complaints as at September 2019.

The officers were thanked for the format and style of the report but it was suggested that the addition of the appropriate Ward would be a further improvement.

RESOLVED:

That the report be noted.

Chairman