

PLANNING MANAGEMENT COMMITTEE

Date: 23 March 2020

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 6.00pm

Present Councillors: Phillip Stearn Chairman
Roger Glithero Lance Jones
Helen Howell Geoff Shacklock
Bert Jackson Alex Smith
Barbara Jenney Lee Wilkes

470. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Andy Mercer, Gill Mercer, Harriet Pentland, Ron Pinnock, Peter Tomas, Robin Underwood and Peter Wathen.

471. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26 February 2020 were approved and signed by the Chairman.

472. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Roger Glithero	19/02003/ADV Enterprise Centre, Michael Way, Raunds	Is a member of the Enterprise Centre East Northants Working Party.		Yes

(b) Informal Site Visits

Councillor Bert Jackson declared that he had visited Land off Huntingdon and Market Road, Thrapston (19/01392/OUT).

473. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions under Council Procedure Rule 10.3.

474. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 19/01092/FUL Land West of Rushden Lakes, Ditchford Lane, Rushden - Rushden Town Council, a ward member and the agent for the applicant.
- 19/01392/OUT – Land off Huntingdon and Market Road, Thrapston - the agent for the applicant.

475. 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) 19/01355/OUT Land Between St Christopher's Drive and A605 Oundle Bypass, Oundle

The application was for outline planning permission for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, with all matters reserved except access.

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 of the Committee.

(ii) 19/01092/FUL Land West of Rushden Lakes, Ditchford Lane, Rushden

The Committee considered a hybrid application which comprised a full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks), alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works. (Resubmission of 18/01197/FUL). The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major development and was accompanied by an Environmental Statement (ES) as it represented Environmental Impact Assessment (EIA) development.

The application had been considered by the Committee on 12 February 2020, where it was agreed that the application be reported back with proposed conditions and heads of terms for Members approval.

Members noted that comments on the proposed conditions had been received from Councillors Andy and Gill Mercer. A written submission had also been made by the agent for Corby Town Centre S.A.R.L and Swansgate Property Ltd.

During debate on the application, some Members were still of the view that the development would have a significant impact on Rushden town centre which was significantly greater than that which would be experienced by the other surrounding towns. When the Garden Square application came forward, the independent retail impact consultant had identified a significant adverse impact on Rushden but now they deemed the current application to have no impact. It was proposed that the 'no poach' condition should be replaced by a clause that stipulated that businesses supported by Rushden Living should have an existing presence in Rushden town centre and any new business wishing to set up in Rushden Living should also have a presence of equal standing in Rushden town centre. It was also noted that certain services were now starting to open up at Rushden Lakes, with a dentist and physiotherapy being proposed as part of this application and if these types of services were allowed there should be a restriction on the number allowed to open. The Green Square application agreed a sum of £100,000 to mitigate the adverse impact of that development and it was suggested that a similar amount should be included as part of this application to support town centre businesses. It was welcomed that the proposed number of parking spaces had increased from the original application and it was supported that this new number should be conditioned as a minimum number. Members also supported that the proposed link road should be completed before construction on the development began. It was also noted that Higham Ferrers town centre was in a similar position to Rushden and would benefit from support.

In response, Officers advised that if the Committee were minded to amend the 'no poach' condition then further independent retail advice should be sought. Advice could also be sought on any proposed financial support to Rushden and whether there should be a restriction on the number of services included at the development. Officers did not feel that securing the link road before development would be a reasonable condition, however other options including a construction haul road could be considered.

During this item, the meeting adjourned at 6.40pm and reconvened at 6.50pm, adjourned at 7.00pm and reconvened at 7.03pm and adjourned at 7.06pm and reconvened at 7.10pm to consider the wording of a proposed motion.

It was moved and seconded that:

further retail advice be sought from the Council's retail consultant regarding the proposed conditions/issues raised by Councillor Barbara Jenney and whether a s106 contribution for retail impact mitigation can be sought. The conclusion of these matters shall be delegated to the Head of Planning Services, in consultation with the Chairman, Vice Chairman, Councillor Barbara Jenney and Ward Members.

officers are to review and amend the construction management condition, to include provision for a construction haul road and Member involvement at discharge condition stage. The final wording of the condition shall be delegated to the Head of Planning Services, in consultation with the Chairman, Vice Chairman, Councillor Barbara Jenney and Ward Members.

Aside from the above matters:

- Conditions are agreed as per the committee report and update sheet, with the addition of a parking management condition to stipulate management arrangements and minimum parking requirements and secure these in perpetuity, unless otherwise agreed in writing with the Local Planning Authority;
- Head of terms are agreed as per the committee report and update sheet (subject to the retail advice in relation a potential retail impact mitigation contribution); and

- The reason for approval as set out on the PowerPoint slide presented at the meeting is agreed.

On being put to the vote, there were two votes for the motion, none against and seven abstentions, therefore the motion was carried.

(iii) 19/01392/OUT – Land off Huntingdon and Market Road, Thrapston

The Committee considered an outline application for the erection of a 67 bedroom care home (C2 with associated internal facilities and external car parking, amenity areas (only appearance and landscaping reserved for later approval). The application had been brought before the Committee in accordance with the Scheme of Delegation.

Members noted that Thrapston Town Council had not objected to the application subject to suitable provisions being put in place to support the development, the number of parking spaces, accessible parking and the size of the building. It was further noted that twenty one letters objecting to the application had been received from nearby residents. Whilst the Local Highway Authority (LHA) did not object to the application they required that the applicant provide evidence that demonstrated 25 visitors' parking spaces along with 10 spaces for staff was adequate. The LHA also required the applicant delineate the highway boundary across the access with a flush sett kerb.

During debate on the application, Members advised that whilst a care home was welcome they would have preferred a medical centre on the site but that had not proved to be viable.

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 satisfactory completion of a Section 106 legal agreement which secures a contribution for mitigation for the impact on local healthcare services by 30 April 2020 (or other agreed date).

If a satisfactory Section 106 legal agreement is not completed within the agreed timeframe, delegation is given to the Head of Planning Services to refuse planning permission. The wording of the reasons for refusal shall be delegated to the Head of Planning Services, the Chairman and Vice Chairman of the Committee and the Ward Member.

(iv) 19/01607/VAR – 332 Addington Road, Irthlingborough

The Committee considered an application for the variation of condition 24 (approved drawings) to allow for a redesign to provide 60 care beds grouped into six household units of 10 beds each in line with the latest Care Quality Commission Guidelines pursuant to planning application 15/00376/FUL, demolition of an existing public house for the development of 56 bedroom nursing home.

The application had been considered by the Committee on 12 February 2020, where it was agreed that the application be deferred to enable officers to consider further information.

Members welcomed the much improved design of the building.

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) 19/02003/ADV – Enterprise Centre, Michael Way, Raunds

The Committee considered an application for the erection of two externally illuminated building mounted branded signage. The application had been brought before the Committee in the interest of transparency as the applicant was 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 update sheet.

Chairman