

PLANNING MANAGEMENT COMMITTEE

Date: 20 May 2020

Venue: Virtual Meeting

Time: 7.00pm

Present Councillors: Phillip Stearn Chairman
Gill Mercer Vice Chairman

Dudley Hughes Geoff Shacklock
Bert Jackson Alex Smith
Barbara Jenney Peter Tomas
Andy Mercer Robin Underwood
Lance Jones Peter Wathen
Harriet Pentland Lee Wilkes

. APPOINTMENT OF CHAIRMAN

Councillor Phillip Stearn was confirmed as Chairman of the Committee for 2020/21.

. APPOINTMENT OF VICE-CHAIRMAN

Councillor Gill Mercer was confirmed as Vice Chairman of the Committee for 2020/21.

. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Roger Glithero.

. MINUTES OF PREVIOUS MEETINGS

The minutes of the meeting held on 23 March 2020 were approved as a correct record, subject to a minor amendment regarding application 19/01092/FUL at paragraph 4; to read as 'The Garden'.

. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillors	Application	Nature of Interest	DPI	Other Interest
Geoff Shacklock	19/01872/FUL TLO257 90298, Benefield Road, Glaphorn	The applicant is a family friend		Yes (did not take part in consideration of application)
	19/01630/OUT &	The agent is known to them		Yes

Geoff Shacklock	19/01633/OUT Land adjacent Brook Farm Cottage, Brooks Road Raunds			
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(b) Informal Site Visits

Councillor Dudley Hughes declared that he had visited Land Rear of 57, High Street, Twywell (19/01901/FUL).

Councillor Peter Wathen declared that he had visited Land Adjacent Brook Farm Cottage, Brooks Road, Raunds (19/01630/OUT and 19/01633/OUT).

Councillor Geoff Shacklock declared that he had visited Land Rear of 57, High Street, Twywell (19/01901/FUL), Pexley Court, Oundle (19/01546/FUL) and 16 St Peters Road, Oundle (20/00027/FUL).

QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions under Council Procedure Rule 10.3.

PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 19/01872/FUL – TL01257 90298 Benefield Road, Glapthorn – on behalf of Glapthorn Parish Council and the agent for the applicant
- 19/01630/OUT - Land Adjacent Brook Farm Cottage, Brooks Road, Raunds (Five Dwellings) – an Objector and the agent for the applicant
- 19/01633/OUT - Land adjacent Brook Farm Cottage, Brooks Road, Raunds (Two dwellings) – an Objector and the agent for the applicant
- 19/01901/FUL - Land Rear of 57 High Street, Twywell – an Objector, on behalf of Twywell Parish Council and the agent for the applicant

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 noted that the Planning Development Manager had requested an extension of time for application 18/00857/OUT Land between Wellingborough Road and Finedon Road, Irthlingborough until 31 August 2020 and was awaiting an update from County Council following a meeting with relevant parties to discuss the S106, and 18/01648/OUT Land South East of Ferrers School, Higham Ferrers until 31 August 2020 for additional time to conclude the legal agreement.

Members expressed concern at the length of time it was taking to reach a conclusion with application 18/00857/OUT Land between Wellingborough Road and Finedon Road,

Irthlingborough, and were advised that a report detailing the options would be brought to a future meeting of the Committee.

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

- 15/00119/VAR 735 dwellings, Priors Hall – the current application was unlikely to proceed, and a new planning application had been received.
- 19/01024/OUT 11 dwellings, Mike Wells Cars, Montague Street, Rushden – negotiations were ongoing between ENC, Lead Local Flood Authority and applicant.
- 18/00945/OUT – Residential development, Land rear of Nicholas Road, Irthlingborough – the decision had been issued.
- 19/01096/EXT – Cowthick Plantation, Stamford Road, Stanion – the letter had been issued.
- 19/01092/FUL – Rushden Living, Land West of Rushden Lakes, Ditchford Lane, Rushden - details had been agreed and application submitted to Secretary of State

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for applications 10/00857/OUT and 18/01648/OUT until 31 August 2020 be approved.
- (iii) That the progress of the delegations to the Head of Planning Services as detailed in Appendix 2 be noted

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.

Councillor Geoff Shacklock did not participate in the meeting for the following application.

Councillor Bert Jackson left the meeting during this application and did not return.

(i) 19/01872/FUL – TL01257 90298, Benefield Road, Glapthorn

The Committee considered an application for a change of use from agriculture to equestrian use, erection of a stable block and hay barn; creation of an all weather outdoor area; provision of a temporary equestrian workers dwelling, access, parking, landscaping and associated works.

During debate on the application, Members queried the ownership of the existing site of the equestrian facility. Officers responded, advising that the site ownership was not a material planning consideration. Officers also advised that the temporary workers dwelling was considered not to be required, notwithstanding its excessive size, and recommended that an equine expert assess the proposal in relation to the need for an equine workers dwelling.

Members expressed the importance of supporting local businesses, particularly in the current challenging economic times, noting that the equestrian facility was an already established and successful business, currently operating from a site which now had planning

permission for residential development within Glapthorn village. Members stated that granting the application would allow the business to continue. Officers advised that no sequential testing had taken place to ascertain whether or not there were any other potentially suitable sites to relocate to, and that the continuation of the business did not rely on the application being granted.

It was moved and seconded that the application be granted. On being put to the vote, there were eight votes for the motion, two votes against the motion and one abstention. The Committee therefore **agreed to grant** the application, contrary to officer recommendation. The Conditions were delegated to the Head of Planning Services in consultation with the Chair, Vice Chair and Ward Member.

Councillor Geoff Shacklock rejoined the meeting

(ii) 19/01630/OUT – Land Adjacent Brook Farm Cottage, Brooks Road, Raunds

The Committee considered an outline application for the erection of five dwellings; all matters reserved. The application had been brought before the Committee at the request of Councillor Boto due to concerns regarding the road condition leading to the site which could lead to increased flooding risks, and non-conformity with the local plan.

During debate on the application, Members expressed concerns regarding the flooding that occurs on Brooks Road, along with the poor condition of the road itself, the lack of an adequate pedestrian pathway and that the application was an overdevelopment of Raunds, which had already reached its 2031 target of 1,060 dwellings, and did not accept this figure as a minimum target. Members did not agree that there was sufficient parking provided for the development, which would result in cars parking on Brooks Road, which was not acceptable. The close proximity of what would be three access points along Brooks Road was also noted as a concern.

Members also requested clarification on the access into the development, and were advised that as this was an outline application with all matters reserved, access was not being determined as part of the current application. Officers noted that the plans provided were indicative, and that the scale and layout of the development could be subject to change on future applications on the site. Officers also advised that the Local Highways Authority had not objected to the application, and that there was adequate space to provide parking for the development, so to refuse the application on the grounds of insufficient parking would not be recommended. It was acknowledged by the Committee that although there was a footpath along part of Brooks Road, this did not extend to the proposed site.

Members expressed their concerns regarding the highway safety issues, including the safety of any children walking along Brooks Road, who may reside in the proposed development. Members were not satisfied that the Local Highways Authority had fully understood the site, and it was therefore moved and seconded that the application be **refused**.

On being put to the vote, there were eight votes for the motion, no votes against the motion and four abstentions. The Committee therefore **agreed to refuse** the application, contrary to officer recommendation.

The precise wording of the reason(s) for refusal was delegated to the Head of Planning Services, in consultation with the Chairman, Vice Chairman and Ward Member.

SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.50pm, it was proposed that Council Procedure Rule 8 (Duration of Meeting) be suspended to enable the Committee to continue the business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to continue the business on the agenda.

CONTINUATION OF PLANNING APPLICATIONS

(iii) 19/01633/OUT – Land Adjacent Brook Cottage, Brooks Road, Raunds

The Committee considered an application for the erection of two dwellings; all matters reserved. The application had been brought before the Committee at the request of Councillor Boto due to concerns regarding the road condition leading to the site which could lead to increased flooding risks, and non-conformity with the local plan.

During debate on the application, Members cited the same concerns that had been raised for the previous application discussed (19/01630/OUT); the flooding experienced on Brooks Road, the condition of the road itself, insufficient parking provision for the development, the close proximity of three access points onto Brooks Road, and viewed the proposal as an overdevelopment within Raunds.

Members expressed their concerns regarding the highway safety issues, and were not satisfied that the Local Highways Authority had fully addressed these, and therefore felt that the application was unsafe.

It was moved and seconded that the application be **refused**. On being put to the vote, there were seven votes for the motion, no votes against the motion and five abstentions. The Committee therefore **agreed to refuse** the application, contrary to officer recommendation.

The precise wording of the reason(s) for refusal was delegated to the Head of Planning Services, in consultation with the Chairman, Vice Chairman and Ward Member.

(iv) 19/01901/FUL – Land rear of 57 High Street, Twywell

The Committee considered an application for the demolition of the existing stable and store buildings and construction of three new dwellings and associated landscaping work (resubmission of 19/01119/FUL). The application had been brought before the Committee as it had been called in by Ward Councillor Mrs Sylvia Hughes.

Members welcomed the two dedicated parking spaces which would be allocated for 57 High Street, and requested that this be a condition, should planning permission be granted. During debate on the application, Members expressed concern regarding waste collection requirements, and the proposed visibility splays. Officers advised that the Local Highway Authority were satisfied with the application, and that the proposed location for waste collection would not affect visibility. Members reiterated the need to ensure that the visibility splays were of a suitable standard and that the access to the development was safe.

- It was moved and seconded that the application be **deferred**. On being put to the vote there were twelve votes for the motion, no votes against the motion and no

abstentions, therefore the Committee **agreed to defer** the application to enable negotiations to take place regarding improvement of the visibility splays

. **ADJOURNMENT OF THE MEETING**

It was moved and seconded to adjourn the meeting, and on being put to the vote, the Committee **agreed to adjourn** the meeting, with the remaining planning applications on the agenda that had not been heard to be deferred, and brought to the next meeting of the Committee:

- **19/01546/FUL – Pexley Court, Oundle**
- **20/00027/FUL – 16 St Peters Road, Oundle**
- **20/00324LBC – East Northamptonshire Council, Cedar Drive Thrapston**

. **ROZ JOHNSON**

The Head of Planning Services gave his thanks to the Planning Development Manager, Roz Johnson for all of her hard work, as this would be her last attendance at the Planning Management Committee before leaving the authority to take up a new position. Members also expressed their thanks, and wished Roz well in her new role

Chairman