

PLANNING MANAGEMENT COMMITTEE

Date: 11 March 2020

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present

Councillors:	Phillip Stearn	Chairman
	Gill Mercer	Vice Chairman
	Roger Glithero	Geoff Shacklock
	Helen Howell	Alex Smith
	Bert Jackson	Peter Tomas
	Barbara Jenney	Robin Underwood
	Andy Mercer	Lee Wilkes

451. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Lance Jones, Harriet Pentland and Ron Pinnock.

452. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12 February 2020 were approved and signed by the Chairman.

453. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer, Gill Mercer, Barbara Jenney, Peter Tomas and Robin Underwood	19/01606/FUL 6 High Street, Rushden	Applicant is known to them on a casual basis		Yes
Geoff Shacklock	18/00945/OUT Land Rear of Nicholas Road, Irthlingborough	Ongoing business relationship with the agent		Yes, left meeting for this application
Roger Glithero	19/01235/OUT OPO512 TL0097, Blatherwycke Road, Kings Cliffe	The speaker for Kings Cliffe Parish Council is known to them		Yes

(b) Informal Site Visits

Councillor Roger Glithero declared that he had visited OPO512 TL0097, Blatherwycke Road, Kings Cliffe on a number of occasions.

454. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions under Council Procedure Rule 10.3.

455. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 18/00945/OUT Land rear of Nicholas Road, Irthlingborough - an objector, Irthlingborough Town Council and a District Councillor
- 19/01235/OUT - OP0512 TL0097, Blatherwycke Road, Kings Cliffe- Kings Cliffe Parish Council and the agent for the applicant
- 19/01606/FUL – 6 High Street, Rushden – the applicant

456. 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 left the meeting for the following application

(i) 18/00459/OUT Land rear of Nicholas Road, Irthlingborough

The Committee considered an outline application for residential development with public open space and associated infrastructure. Means of access from Nicholas Road, (all matters reserved except access) (resubmission of 17/00696/OUT). The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major residential development.

The application had been considered by the Committee on 20 November 2019, but had been deferred as it was deemed politically sensitive and could not be dealt with during the parliamentary pre-election (Purdah) period.

During debate on the application, Members expressed their concerns regarding narrow access roads to the site, an existing dangerous junction and the proposed tandem parking for the development which could worsen the current highways issues of the area. Members noted that a highways mitigation plan had not been submitted as part of the application, and that although the applicant had agreed to pay for the cost of any such mitigation works required, Members were concerned that this amount would far exceed the £30,000 estimate provided by the applicant, and jeopardise the viability of the whole development. Members requested that a condition be placed on the application should it be granted, specifying that any highways works be completed prior to any development.

Members also noted that the development site had been known to flood, and that the surrounding area had been flooded at the time of their site visit. Officers advised that four separate professional bodies; the Environment Agency, the Lead Local Flood Authority, Anglian Water and an independent hydrology consultant, had stated that the impact of the development was acceptable in terms of flood risk.

The noise levels from the transformer substation were also a concern, and officers advised that the 4m high double skin fence with acoustic insulation that had been proposed would provide a reduction in sound levels in the mid 20 decibel range. An independent noise consultant had carried out calibration checks at 17 locations across the site and carried out noise modelling based on the worst case scenario, and advised that the applicant had demonstrated with evidence, that the site can be developed for housing whilst meeting sensible acoustic standards. Members were also concerned about the electromagnetic field that would emanate from the site, and officers advised that Public Health England had made no objection to the application.

Members considered the proposal to be an overdevelopment of the site, with some of the plots appearing to be quite small. Officers advised that although there were some smaller plots depicted on the indicative site plan, they were still of sufficient size with adequate garden space.

Members were updated on the recent S288 appeal lodged by ENC in respect of the 5 year housing land supply, and advised that if they were minded to refuse the application, paragraph 2.12 of the officer report must be taken into account.

It was moved and seconded that the application be refused. On being put to the vote, there were 10 votes for the motion, 0 against and 0 abstentions, therefore the Committee agreed to **refuse the application**, contrary to officer recommendation, with the detailed wording of the refusal reasons to be delegated to the Head of Planning Services in conjunction with the Chairman, Vice Chairman and Ward Member.

457. ADJOURNMENT OF THE MEETING

The meeting was adjourned at 8.25pm and reconvened at 8.30pm.

Councillor Geoff Shacklock returned to the meeting.

(ii) 19/01235/OUT OP0512 TL0097, Blatherwycke Road, Kings Cliffe

The Committee considered an outline application for proposed residential development of up to 20 affordable homes and 10 market homes, allotments and landscaping (all matters reserved except for access), (resubmission of 17/02426/OUT). The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major residential development.

Members noted that Kings Cliffe Parish Council had objected to the application as there were inaccuracies and contradictions in the application details that had caused confusion, the Transport Assessment contained incorrect or irrelevant information, with regard to the Rural Exception Status; the effect on the village; contradictions with Local and Neighbour Plans and the emerging Kings Cliffe Neighbourhood Plan. It was also noted that two letters had been received from nearby residents objecting to the application. It was also noted that the Local Highways Authority had advised that the proposed junction was within 25 metres of an existing vehicular access which was unacceptable.

During debate on the application, Members noted that the Kings Cliffe Neighbourhood Plan had been adopted, and this should be taken into consideration. Concern was raised that if this application was approved, it could lead to other applications being submitted.

It was moved and seconded that the Committee to refuse the application. On being put to the vote, there were 10 votes for the motion, 0 against and 0 abstention, therefore the Committee **agreed to refuse** the application for the following reasons:-

1. The proposal would result in part affordable, part market housing development on unallocated greenfield land outside the defined settlement boundary and on a site which does not relate well to the built form of the village. The applicant states that the proposal is to be considered as a rural exception site, but has not submitted or referred the Local Planning authority to any robust evidence in the form of a Housing Needs Assessment in order to demonstrate that there is a local housing need, or that the proposed development would satisfy locally identified housing needs. Given that the applicant has not put forward a convincing case in favour of the development, the proposal does not accord with Policy 11 2 a), b) and c), and Policy 13 1 a) and d) of the North Northamptonshire Joint Core Strategy, Policy H2 of the Kings Cliffe Neighbourhood Development Plan and Paragraph 12 of the NPPF.
2. The proposed development by reasons of its scale, density and peripheral location would detract from the linear and more diffuse built form along Blatherwycke Road, which is a key transitional area between the very dense built form of the village and the sparsely populated open countryside. The proposal, therefore would fail to conserve and enhance the existing landscape character and the character and appearance of the village. The proposed development would be contrary to Policy 1, Policy 3 a), b) and d), Policy 8 d) and Policy 13 (1) b) and d) of the North Northamptonshire Joint Core Strategy 2016, Policy BE1 of the Kings Cliffe Neighbourhood Development Plan and Paragraph 127 of the NPPF.
3. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement, the Local Planning authority is not convinced that the infrastructure directly required for the proposed development will be provided and as such the proposal would be contrary to Policy 10 of the North Northamptonshire Joint Core Strategy 2016.

458. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.55pm, 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.

(iii) 19/01606/FUL – 6 High Street, Rushden

The Committee considered an application for a change of use of a first floor shop A1 to residential C3, including associated alteration works and construction of a new external staircase (resubmission of 19/00723/FUL). The application had been brought before the Committee as an objection had been received from Rushden Town Council

Members noted that Rushden Town Council had objected to the application as the parking did not conform to County Council Highway Standards. Whilst the Local Highway Authority did not object to the application they noted the reliance on free public parking which may be subject to change.

During debate on the application, Members acknowledged the lack of parking for the proposed flat, and the existing parking issues in the Town Centre. However, there had never been parking provision for the site and this was common for town centre dwellings.

Members wanted to ensure protection of the building due to its age, and requested that a condition be put in place to ensure that external renovations would be undertaken in a sympathetic manner. Members also requested that a condition regarding lighting in the courtyard and external stairs be put in place, to ensure the security and safety of the residents.

It was moved and seconded that the application be granted. On being put to the vote, there were 10 votes for the motion, 0 against and 1 abstention, therefore the Committee **agreed to grant** the application subject to the conditions detailed in the officer's report, and with the following additional conditions:

- Condition to agree a scheme of lighting for the courtyard / external staircase
- Condition to agree external materials used in the development

(iv) 19/01096/EXT – Cowthick Plantation, Stamford Road, Stanion

The Committee considered an outline application for the development of land for employment use (use classes B1/B2 and B3) with ancillary parking, highway infrastructure and engineering works. The application would be determined by Corby Borough Council (CBC). East Northamptonshire Council (ENC) had been consulted as a neighbouring local planning authority. The application had been brought before the Committee in accordance with the Scheme of Delegation as it was a major development.

During debate on the application, Members noted and agreed the content of the officer's report. Members expressed great concern regarding the impact on both the A6116 and A43, and requested that a weight limit be imposed on the A6116, and HGV's be directed to travel along the A43 bypass towards Kettering. Members also requested that an officer attend the Corby Borough Council committee meeting as a speaker, to voice the concerns of ENC.

RESOLVED:

That East Northamptonshire Council strongly objects to the planning application.

The precise wording of ENC's objection letter is to be delegated to the Planning Development Manager and shall be in accordance with the committee report and update:

- with additional reference made regarding concern about flooding impact and pollution to water courses including Harpers Brook and Willow Brook; and
- it shall set out suggested conditions, including traffic routing / restrictions.

It is requested to send an officer to speak at Corby Borough Council's relevant Planning Committee.

Chairman