

# PLANNING MANAGEMENT COMMITTEE

**Date:** 10 June 2020

**Venue:** Virtual Meeting

**Time:** 7.00pm

**Present**

<b>Councillors:</b>	<b>Phillip Stearn</b>	<b>Chairman</b>
	<b>Gill Mercer</b>	<b>Vice Chairman</b>
	<b>Dudley Hughes</b>	<b>Geoff Shacklock</b>
	<b>Bert Jackson</b>	<b>Alex Smith</b>
	<b>Barbara Jenney</b>	<b>Peter Tomas</b>
	<b>Andy Mercer</b>	<b>Robin Underwood</b>
	<b>Harriet Pentland</b>	<b>Lee Wilkes</b>

## **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Roger Glithero and Lance Jones.

## **MINUTES OF PREVIOUS MEETINGS**

The minutes of the meeting held on 20 May 2020 were approved as a correct record.

## **DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS**

### **(a) Declarations of Interest**

<b>Councillors</b>	<b>Application</b>	<b>Nature of Interest</b>	<b>DPI</b>	<b>Other Interest</b>
Geoff Shacklock	20/00148/FUL Manor Farm, Cotterstock Road, Glaphorn	The applicant is a family friend		Yes (did not take part in consideration of the application)
Gill Mercer	19/02011/FUL Land Between Newton Road and Chelveston Road Higham Ferrers	Is a member of the planning policy committee		Yes (did not take part in consideration of the application)

### **(b) Informal Site Visits**

Councillor Geoff Shacklock declared that he had visited Pexley Court, Oundle (19/01546/FUL), 16 St Peters Road Oundle (20/00027/FUL) and 15 St Peters Road, Oundle (20/00263/FUL).

Councillor Bert Jackson declared that he had visited 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.

. **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. It was noted that OP0038 TL0389 Cotterstock Road Oundle, (19/01327/OUT) was now complete, with the decision due to be issued. No extensions to time limits were requested.

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.
- 19/01092/FUL – Rushden Living, Land West of Rushden Lakes, Ditchford Lane, Rushden - The Secretary of State had received a call in request from a third party. Initial target date for consideration of the case was now 15<sup>th</sup> June 2020.
- 19/01872/FUL – Change of use from agriculture to equestrian and temporary workers dwelling -TLO1257 90298, Benefield Road, Glapthorn – Wording of conditions to be agreed
- 19/01630/OUT – Outline: erection of five dwellings (all matters reserved), Land Adjacent Brook Farm Cottage, Brooks Road, Raunds – Wording of refusal reasons to be agreed
- 19/01633/OUT – Outline: erection of two dwellings (all matters reserved), Land Adjacent Brook Farm Cottage, Brooks Road, Raunds – Wording of refusal reasons to be agreed

**RESOLVED:**

- (i) That the report be noted.
- (ii) To note that no extensions of time for applications had been requested
- (iii) That the progress of the delegations to the Head of Planning Services as detailed in Appendix 2 be noted

. **APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 11 January to 15 May 2020.

Application 18/02459/OUT Land Rear of 7-12 The Willows, Thrapston was highlighted. The applicant had successfully appealed the Council's decision to refuse the application. Subsequently the Council submitted a S.288 Appeal to the High Court, to which the Secretary of State for Housing, Communities and Local Government conceded that the Inspector had erred in his decision and interpretation of the National Planning Policy Framework (NPPF) in respect of the Council's 5 Year Housing Land Supply. A draft Consent Order had been agreed between the parties, which agreed to the quashing of the Inspectors decision, including the costs award made against the Council. The agreed Consent Order was currently before the High Court.

. **PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- 19/02011/FUL - Land between Newton Road and Chelveston Road, Higham Ferrers an objector and the agent for the applicant
- 20/00027/FUL – 16 St Peters Road, Oundle – an objector, the Ward Member and the applicant
- 20/00148/FUL – Manor Farm, Cotterstock Road, Glapthorn – the agent for the applicant

. **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) 20/00324/LBC – East Northamptonshire Council, Cedar Drive, Thrapston**

The Committee considered an application for the upper ground floor – new fire exit door within the atrium; glass panels in each of the units in the atrium to be replaced with solid; levelling of existing internal ramp; lower ground floor – internal masonry wall to be removed.

Members raised concerns regarding the safety of the aluminium panels and sought clarity on the fire exit routes for the lower level, and were advised that the local fire officer would be consulted on those aspects as part of the building control application. It was confirmed that existing fire exit routes would be used for the lower ground floor.

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.

**(ii) 19/01546/FUL – Pexley Court, Oundle**

The application was an outline application for the erection of two new dwellings and garaging (resubmission of 19/00946/FUL)

It was now being recommended that the application be deferred until a future meeting where it would be considered in full, to allow a site ecology survey and assessment to be undertaken.

It was moved and seconded that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application.

**Councillor Gill Mercer left the meeting for the discussion of the following application.**

**(iii) 19/02011/FUL – Land Between Newton Road and Chelveston Road, Higham Ferrers**

The Committee considered an application for the erection of a new 145 place secondary school for pupils with Special Education Needs with associated access, sports facilities, playground, hard and soft landscaping, car and cycle parking, substation and other associated infrastructure.

Members noted the demand for a SEN school and during debate on the application raised concerns regarding highway safety, as the B645 was a very busy route. The case officer confirmed that a dedicated right hand turn lane would be secured via Condition 5 of the recommendation as requested by the Highway Authority. It was noted that due to the SEN nature of the school, that no school pupils would likely be accessing the site by foot or cycle, and it was also noted that pedestrian access could be made to the site if for example a member of staff lived in Higham Ferrers. The case officer confirmed that Condition 4 of the recommendation would limit the school to only be used for a SEN school use, and no other permitted change within the D1 use class due to the differences of travel modes between SEN schools and standard schools. Members requested that there be a condition in regards to lighting, to protect the rural setting of the school, and this would be conditioned against the external lighting statement. Lighting was also requested at the junction to the school, and this would be dealt with as part of the S278 agreement.

It was confirmed that the waste collection for the school would likely be contracted to a private company, and it was requested that the concerns of Chelveston and Caldecott regarding heavy waste vehicles be noted. A route B using Newton Road had been agreed with East Northamptonshire Council when conducting their refuse collections and it was requested that this be taken into consideration.

It was moved and seconded that the application be **granted**

On being put to the vote, the Committee **agreed to grant** the application.

**Councillor Gill Mercer returned to the meeting**

**(iv) 20/00027/FUL – 16 St Peters Road, Oundle**

The Committee considered an application for two storey side and rear extensions and a single storey garage extension.

During debate on the application, Members noted that other properties within the street had undergone various developments and extensions, and that there was no particular street scene, but an eclectic mix.

The Committee was advised that the recent adoption of the Householder Extension Supplementary Planning Document (SPD) did not change the officer recommendation. The SPD provided guidance but allowed for flexibility and was a material consideration for the application, not a policy.

It was moved and seconded that the application be **granted**

On being put to the vote, the Committee **agreed to grant** the application.

. **SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 8.45pm, 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**

**(v) 20/00263/FUL – 15 St Peters Road, Oundle**

The Committee considered an application for a detached dwelling to the side garden of the existing dwelling house and new access

It was noted that other properties within the street had undergone various developments and extensions, and that there was no particular street scene, but an eclectic mix. It was therefore not felt that this application would be out of place within the existing street scene.

It was moved and seconded that the application be **granted**

On being put to the vote, the Committee **agreed to grant** the application.

**Councillor Geoff Shacklock left the meeting for the following application and did not return.**

**(vi) 20/00148/FUL – Manor Farm, Cotterstock Road, Glapthorn**

The Committee considered an application for the removal of a modern agricultural building and construction of 1 no. 3 bedroom self-build residential dwelling.

During debate on the application it was noted that the application had received support from both Glapthorn Parish Council and the Ward Member.

The site was allocated for development within the Glapthorn Neighbourhood plan for up to five dwellings, of which this would be the fifth. Policy 30 of the North Northamptonshire Joint Core Strategy emphasised the needs for small and medium sized dwellings (1-3 bedrooms). The Committee was advised that although the application was for a 3 bedroom dwelling, the layout plan included a study at ground floor level, which it considered could easily be used as a fourth bedroom by the future occupants.

Members noted that the application was for a 3 bedroom dwelling, and it could not be speculated as to whether other rooms may be converted into additional bedrooms in future. The study was noted as an acceptable aspect of the proposal, with an increase in home working meaning more demand for home working space.

It was moved and seconded that the application be **granted**

On being put to the vote, the Committee **agreed to grant** the application, contrary to officer recommendation. The conditions were delegated to the Head of Planning Services in conjunction with the Chair, Vice Chair and Ward Member.

**Chairman**