

PLANNING MANAGEMENT COMMITTEE

Date: 23 July 2020

Venue: Virtual Meeting

Time: 6.30pm

Present **Councillors:** Philip Stearn **Chairman**
 Gill Mercer **Vice Chairman**

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

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Roger Glithero.

MINUTES OF PREVIOUS MEETINGS

The minutes of the meetings held on 24 June and 8 July 2020 were approved as a correct record.

DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillors	Application	Nature of Interest	DPI	Other Interest
Peter Tomas	19/01935/FUL 28 College Street Irthlingborough	Company previously worked for applicant		Yes
Robin Underwood	19/01935/FUL 28 College Street Irthlingborough	The agent is known to him		Yes
All Members of the Committee	19/01569/FUL 105 High Street Rushden	Drive at bottom of site borders land owned by ENC.		Yes

With regards to the lobbying of applications the following declarations were made:

Councillors Barbara Jenney, Robin Underwood, Lee Wilkes had received letters in respect of applications 19/01569/FUL and 19/01935/FUL; Councillor Harriet Pentland had received an

email in respect of application 19/01935/FUL. Members stated that they had not pre determined the applications and came to the meeting with an open mind.

(b) Informal Site Visits

Councillors Barbara Jenney, Gill Mercer, Andy Mercer, Geoff Shacklock and Robin Underwood declared that they had visited 105 High Street, Rushden (19/01569/FUL)

Councillor Dudley Hughes declared that he had visited Land Rear of 57 High Street, Twywell

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.

Members noted that an extension of time had been requested for application 19/01092/FUL 'Rushden Living' Land West of Rushden Lakes, Ditchford Lane, Rushden until 31st August 2020 to allow comments and amendments to continue between parties. Members also noted that a further extension of time until 14th August 2020 had been agreed with the applicant of 19/01355/OUT Land off Huntingdon and Market Road, Thrapston, to allow for the S106 to be agreed and circulated.

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 – A legal agreement was being circulated between parties for comment/amendment. Condition 22 had been removed.
- 19/01872/FUL – TLO1257 90298 Benefield Road, Glapthorn – Planning permission was issued on 16th July 2020.
- 20/00148/FUL – Manor Farm, Cotterstock Road, Glapthorn – Planning permission was issued on 17th July 2020.
- 19/01238/FUL - OP0061 SP9676 Addington Road, Woodford – Refusal was issued on 17th July 2020

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for applications 19/01092/FUL until 31 August 2020 and 19/01355/OUT until 14 August 2020 be approved.

- (iii) That the progress of the delegations to the Head of Planning Services as detailed in Appendix 2 be noted

PUBLIC SPEAKERS

The following people spoke on the items as indicated:

- 19/01569/FUL – 105 High Street Rushden – an objector, on behalf of Rushden Town Council, Ward Member, an ENC Councillor and a Transport Consultant on behalf of the applicant.
- 19/01935/FUL – 28 College Street, Irthlingborough – an objector, an ENC Councillor, on behalf of Irthlingborough Town Council and the Agent.
- 19/01901/FUL – Land Rear of 58 High Street, Twywell – on behalf of Twywell Parish Council, Transport Consultant on behalf of the Applicant and an objector.

PLANNING APPLICATIONS

The Committee considered the planning application report and representations made by public speakers at the meeting. It was noted that there was additional information on the application included in the update sheet.

(i) 19/01569/FUL – 105 High Street Rushden

The Committee considered an application for the change of use of the existing public house (Class A4) to a mixed-use comprising restaurant and bar (Classes A3 and A4) at ground floor level with external and internal alterations involving a rear extension, the creation of new lower ground floor to provide ancillary restaurant/bar space, a first floor rear extension together with an associated extension to the roof above, and the subdivision of the first floor and the new accommodation within the roof space to create a total of 8 self-contained flats.

During debate on the application the Committee welcomed the building being brought back into use, noting the positive effects that this would have on the street scene, as well as the creation of jobs and social activity on the High Street. However, concerns were raised regarding balancing the need of the business versus the proposed flats above it; it was felt that 8 flats was excessive and would be overcrowded, with no amenity space provided for them, and the potential for noise and odour nuisance from the business below. Members expressed concerns regarding fire safety, noting that the flats would be accessible by one central staircase only.

It was noted that the proposed parking provision of 17 car parking spaces including two disabled spaces, had been reduced to 16 spaces to accommodate a bin storage area. Concerns were raised that insufficient car parking for the site could lead to an increase in street congestion with vehicles parking on the roads nearby. Members also noted the lack of visibility splays at the site exit, and that the access was not suitable for larger vehicles. The steep drop in the car park alongside the retaining wall was of great concern, and thought to be unsafe. Members requested that a barrier and fencing be installed to minimise the risk of potential accidents.

In response to the issues raised, officers confirmed that the commercial kitchen had four windows to allow for ventilation and there would also be a ventilation scheme put in place. Fire safety was not a material planning consideration, and the building regulations that must be met would be dealt with through the building control process. The number of proposed flats was visually acceptable, and both the Neighbourhood Plan and Joint Core Strategy supported the proposal. An amended plan had been received depicting where both the commercial and residential waste would be stored at the rear of the building, and the waste collection would take place from the High Street. Officers confirmed that the track adjoining West Street would not be accessed by large vehicles, and the car park would be used by domestic vehicles only; deliveries would be made via the High Street. The proposed safety barrier would be of a solid material, likely steel.

Members requested that should the application be granted, that three conditions be added, relating to waste storage, one-way signage and details of the barrier.

It was moved to refuse the application. There was no seconder and therefore the motion fell. It was then 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 report and update sheet, and the additional conditions as requested by Members. The wording of the three additional conditions to be delegated to the Head of Planning Services, in conjunction with the Chairman, Vice Chairman of the Committee and Ward Member(s).

. **SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 8.20pm, 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 agreed to

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to continue the business on the agenda until 9.30pm.

. **CONTINUATION OF PLANNING APPLICATIONS**

(ii) 19/01935/FUL – 28 College Street, Irthlingborough

The committee considered an application for the erection of 1.no 3 bedroom dwelling including parking and amenity space

During debate on the application Members raised concerns that the proposal represented an overdevelopment of the site, had inadequate access, would have a negative visual impact on the surrounding area, and was unsafe in highway terms. The access and egress to the site was deemed dangerous, and there was a failure to supply visibility splays.

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 officer recommendation** for the following reasons:

- Overdevelopment
- Impact on Conservation Area

- Highway safety matters relating to the intensification of use and the lack of visibility splays.

Reasons to be delegated to the Head of Planning Services in conjunction with the Chairman, Vice Chairman, and Ward Member(s).

(iii) 19/00709/FUL – Kingswood House, Hollington Road, Raunds

The committee considered an application for the change of use from existing Care Home to 10.no residential properties including alterations.

During debate on the application Members noted that there was less of a need for the type of care home the site currently provided, and that the application represented an opportunity for economic activity and construction within the town of Raunds. Members were pleased with the proposed contributions to both the library and early years funding.

The Committee acknowledged that the proposal would see the loss of care home places, but noted that recent events had seen a change in the type of care facilities in demand. Members raised concerns about the lack of amenity space provided in the proposal and felt that too many units were being crammed into the space available.

In response to the points raised, officers confirmed that some amenity space would be provided near the existing trees in the car park of the site.

It was moved and seconded that the application be granted. On being put to the vote, there were 8 votes for the motion, 2 votes against the motion and 1 abstention. The Committee therefore **agreed to grant** the application **subject to the completion of a S106 Agreement**.

SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 9.18pm, 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 agreed to

RESOLVED:

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

(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)

During debate on the application the Committee sought clarification of the width and siting of the proposed access to the site. Officers confirmed that the access was moving 2.5m from its original proposed location, to achieve the best access and visibility possible.

It was moved and seconded that the application be granted, subject to the amendment to condition 6 so that it specifies that the detail must be provided prior to the commencement of development. On being put to the vote, the Committee **agreed to grant** the application.

Chairman