

PLANNING MANAGEMENT COMMITTEE

Date: 12 August 2020

Venue: Virtual Meeting

Time: 6.30pm

Present	Councillors:	Philip Stearn	Chairman
		Gill Mercer	Vice Chairman
		Dudley Hughes	Peter Tomas
		Andy Mercer	Robin Underwood
		Harriet Pentland	Pater Wathen
		Geoff Shacklock	Lee Wilkes
		Alex Smith	

. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero and Barbara Jenney.

. MINUTES OF PREVIOUS MEETINGS

The minutes of the meetings held on 23 July 2020 were approved as a correct record.

. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

(b) Informal Site Visits

Councillor Harriet Pentland declared that she had visited 7 Wharf Road, Higham Ferrers (20/00090/FUL).

Councillor Robin Underwood declared that he had visited Land Rear of 23 and 25 St Marys Avenue, Rushden (20/00430/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.

The Committee noted that extensions of time had been requested as follows:

- 10/00857/OUT – Land Between Wellingborough Road and Finedon Road, Irthlingborough – extension until 31/03/21 – discussions with site promoters ongoing
- 18/01648/OUT – Land South East of Ferrers School, Higham Ferrers – extension until 10/09/20 – to allow discussion to continue between parties and to allow for the completion of the Agreement
- 19/01092/FUL – ‘Rushden Living’ Land West of Rushden Lakes, Ditchford Lane, Rushden – extension until 10/09/20 to allow comment/amendments to continue between parties
- 19/01777/FUL – Rushden Memorial Clinic, Hayway, Rushden – extension until 10/09/20 to allow comment/amendments to continue between parties
- 19/01355/OUT – Land Between St Christophers Drive and A605 Oundle Bypass, Oundle – extension until 10/09/20 to allow comment/amendment to continue between parties

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.
- 19/01872/FUL – TLO1257 90298 Benefield Road, Glapthorn – Decision was issued on 16th July 2020.
- 20/00148/FUL – Manor Farm, Cotterstock Road, Glapthorn – Decision was issued on 17th July 2020.
- 19/01569/FUL – 105 High Street, Rushden – Wording of conditions circulated to Chair, Vice Chair and Ward Member(s). Awaiting approval.
- 19/01935/FUL – 28 College Street, Irthlingborough – Decision issued 28th July.
- 19/01238/FUL - OP0061 SP9676 Addington Road, Woodford – Decision issued on 17th July 2020

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for applications 10/00857/OUT, 18/01648/OUT, 19/01092/FUL, 19/01777/FUL and 19/01355/OUT 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:

- 19/01425/FUL - Rear of Green Close, Wellingborough Road, Irthlingborough – the agent on behalf of the applicant, on behalf of Irthlingborough Town Council and an ENC Councillor
- 20/00090/FUL - 7 Wharf Road, Higham Ferrers – the agent on behalf of the applicant
- 20/00430/FUL - Land Rear of 23 and 25 St Marys Avenue, Rushden – on behalf of Rushden Town Council

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 applications included in the update sheet.

(i) 19/01425/FUL – Rear of Green Close, Wellingborough Road, Irthlingborough

The Committee considered an application for the erection of 84 dwellings with associated vehicular access, parking, landscaping and open space (revised scheme) (resubmission of application reference 18/02395/FUL)

During debate on the application, Members raised concerns regarding the density of the development, size of the proposed gardens and lack of good quality amenity space. The road width and inclusion of tandem parking within the scheme also raised concerns as it was felt that this would lead to cars parking on the road and may prove difficult for waste and emergency vehicle to gain access. Members requested clarification that a bus stop would be included in the development, and felt that this was critical to ensure occupants would not be isolated from the town centre and children would be able to travel to school. The Committee also welcomed the planting of trees, and requested that the landscaping at the entrance to the development be conditioned to ensure that it was visually appealing and in keeping with the surroundings. For safety purposes, conditions for both street lighting and road surfacing were also requested.

The Committee was advised that after undertaking a road safety audit on Wellingborough Road, it was proposed to lower the speed limit to 30mph, and install a priority flow feature to improve highway safety. The 30mph speed limit extension would extend westwards along Wellingborough Road and end just before the cemetery entrance. Officers advised that to achieve an extension to the proposed 30mph zone, a further road safety audit would be required, and this may reach the same conclusion as the previous one. Members requested that the additional proposed condition on the update sheet to ensure that the footpath and traffic calming works on Wellingborough Road were completed before first occupation, be amended to include a pre commencement element.

In response to the issues raised, officers confirmed that conditions 9-12 referred to landscaping and agreed to include an additional condition regarding entrance features. The 30mph speed limit condition would be amended to include both pre commencement and prior occupation elements. Officers would negotiate an extension to the 30mph speed limit beyond the cemetery entrance on Wellingborough Road. The proposed development equated to 24 dwellings per hectare and so was not a dense scheme, and 3 bedroom properties provided opportunities for progression for families. Officers confirmed that the road widths would allow for cars parking on one side only, and advised that the bus stop and bus route were under the jurisdiction of Northamptonshire County Council. Additional conditions for lighting and road surfacing would be included, if Members were minded to approve the application.

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 report and update sheet, the amendment to an existing condition and the additional conditions regarding landscaping at the site entrance, street lighting and road surfacing as requested by Members. The wording of the three additional conditions to be delegated to the Head of Planning Services, in consultation with the Chairman, Vice Chairman of the Committee and Ward Members.

(ii) 20/00090/FUL – 7 Wharf Road, Higham Ferrers

The Committee considered an application for the conversion of the former band club to form 10 dwellings with external alterations to provide new windows, doors and 15 off-street car parking spaces.

During debate on the application Members welcomed the building being preserved and noted the relocation of the band and its continuation. Concerns were raised regarding the proposed parking provision, with one visitor parking space for the development considered insufficient. Members noted the need for amenity space for the site, but also the need to provide sufficient parking spaces to prevent on street parking where possible. In the scheme featured a small area of green space in front of a ground floor dwelling and it was requested that this be used for additional parking spaces instead, as other green space was available on the site. It was requested that allocated parking be conditioned, to ensure adequate provision for all residents. Members requested clarification that the requested health contributions would be met in full.

In response to the issues raised, officers advised the Committee that the requested health contribution would be met in full. It was agreed to condition allocated parking and replace a small green space with additional parking spaces.

It was moved and seconded that the application be granted, subject to the additional conditions specified. On being put to the vote, the Committee **agreed to grant** the application subject to the completion of a S106 agreement and the conditions detailed in the officer report and update sheet and the additional condition regarding allocated parking. The wording of the additional condition to be delegated to the Head of Planning Services in consultation with the Chair, Vice Chair, and Ward Members.

(iii) 20/00340/OUT – OP0066 SP9764, Avenue Road Rushden

The application was withdrawn at the request of the applicant.

(iv) 20/00430/FUL – Land Rear of 23 and 25, St Marys Avenue, Rushden

The Committee considered an application for a proposed 3 bedroom bungalow with associated landscaping and car parking provision (re-submission of 19/01914/FUL)

During debate on the application the Committee raised concerns regarding the narrow and uneven access to the site, noting that emergency vehicles would be unable to access the proposed dwelling. The existing wall along the access road was listed and had already been subject to damage previously, and there were concerns that this would be amplified due to the proposed development.

In response to the issues raised, officers advised that an informative could be included regarding the obstruction of a right of way. The road surfacing was conditioned to ensure that the lane would be tarmac, and Members requested an additional condition to request the specification for the proposed tarmac section of the access road and an informative advising the applicant of the need to keep the Right of Way free of obstructions.

It was moved and seconded that the application be granted subject to the additional condition specified. 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 condition. The wording of the additional condition to be delegated to the Head of Planning Services in consultation with the Chairman, Vice Chairman of the Committee and Ward Members.

Chairman