

PLANNING MANAGEMENT COMMITTEE

Date: 09 September 2020

Venue: Virtual Meeting

Time: 6.30pm

Present	Councillors:	Philip Stearn	Chairman
		Gill Mercer	Vice Chairman
		Dudley Hughes	Peter Tomas
		Lance Jones	Robin Underwood
		Andy Mercer	Peter 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 12 August 2020 were approved as a correct record.

. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

Members stated that they had not pre determined the applications and came to the meeting with an open mind.

(b) Informal Site Visits

Councillor Robin Underwood declared that he had visited SP97144 68428, Land Off Newton Road, Higham Ferrers (19/01318/FUL) and Hillside, Brick Kiln Road, Raunds (20/00347/OUT).

. 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:

- 18/01648/OUT – Land South East of Ferrers School, Higham Ferrers – extension until 08/10/20 – 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 08/10/20 to allow comment/amendments to continue between parties
- 19/01392/OUT – Land Off Huntingdon and Market Road, Thrapston – extension until 08/10/20 to allow negotiations to continue regarding the level of healthcare contribution
- 19/01355/OUT – Land Between St Christophers Drive and A605 Oundle Bypass, Oundle – extension until 08/10/20 to allow comment/amendment to continue between parties
- 20/00090/FUL – 7 Wharf Road, Higham Ferrers – extension until 08/10/20 to allow comments/amendments 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.
- 19/01569/FUL – 105 High Street, Rushden – Wording of conditions circulated to Chair, Vice Chair and Ward Member(s). Awaiting approval.
- 19/01425/FUL – Rear of Green Close, Wellingborough Road, Irthlingborough – Additional conditions and wording of conditions with case officer to continue negotiations regarding an extension to the 30mph speed limit beyond the cemetery entrance on Wellingborough Road
- 20/00090/FUL – 7 Wharf Road, Higham Ferrers – Wording of conditions had been circulated to Members
- 20/00430/FUL – Land Rear of 23 and 25 St Marys Avenue, Rushden – Wording of additional conditions with case officer to be drafted

Members noted the recent change in use classes, which had come into effect from 1st September 2020. The Head of Planning Services would review any applications as necessary and take advice accordingly as to whether any applications would be required to be brought back to this Committee.

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for applications 18/01648/OUT, 19/01092/FUL, 19/01392/OUT, 19/01355/OUT and 20/00090/FUL 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:

- 19/01318/FUL – SP97144 68428 Land Off Newton Road, Higham Ferrers – the applicant
- 20/00347/OUT – Hillside, Brick Kiln Road, Raunds – the agent on behalf of the applicant, and on behalf of Raunds 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) 19/01318/FUL – SP97144 68428, Land Off Newton Road, Higham Ferrers

The Committee considered an application for the change of use from agricultural to provide a new football facility by providing a full size 3G football pitch and a pavilion incorporating changing facilities in addition to community and office accommodation (purely dedicated to sports development in the County). A new car park with SUD surface is to be created to serve the new facilities. The remaining site is to be grassed with informal pitches for football training and matches.

Members welcomed the application, but expressed concerns regarding the lack of a proposed footpath on the approach to the site on what was a busy and fast road. It was noted that the cost of installing a footpath could prevent the development from going ahead. Members therefore sought alternative measures to ensure highway safety was improved, and requested that non statutory warning signage be installed along the highway to warn road users of the busy facility and its entrance. The Committee also sought clarification on the position of the proposed pitches and their proximity to the road, and whether or not the provision of two coach parking spaces would be sufficient.

In response to the issues raised, officers confirmed that the artificial pitch was located close to the road, but would have fencing surrounding it that would meet Sport England standards. Two coach parking spaces would be sufficient, as mini buses and cars would be the main vehicle types visiting the site. Officers confirmed that highway signage could be conditioned if Members were minded to grant the application.

It was moved and seconded that the application be granted, subject to the outstanding matters being resolved and subject to an additional signage condition warning drivers of the possibility of pedestrians and cyclists along Newton Road, and the amended wording for Condition 13 contained in the update sheet to take account of the new Use Classes Order.

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 of Condition 13 and the additional condition as requested by Members. 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 Member.

(ii) 19/01976/FUL – Former Rushden Ambulance Station, Station Road, Rushden

The Committee considered an application for the construction of 14 No. 1 bedroom apartments for assisted living C3 (b) include landscaping and car parking.

Members acknowledged the need for the type of facility proposed and recognised the efforts of the applicant to resolve issues that had arisen during the application process. However, concerns were raised as there had been several incidents of flooding in recent years in the area, and Members sought assurance that this was not deemed a major issue for the site. Members requested that maintenance of the culvert be conditioned and also sought clarification regarding site security and the provision of on site accommodation for staff.

In response to the issues raised, officers advised that the previous incidents of flooding had been due to a blocked culvert which had not been maintained, and that the site would not likely flood due to its higher position than other buildings that had previously experienced flooding. Security gates and lighting would be conditioned; a lighting strategy would be submitted. Landscaping would also be conditioned, to include boundary treatments. There would be space provided for staff to stay overnight if required; this would depend upon the residents and their needs.

It was moved and seconded that the application be granted, subject to an additional informative relating to surface water drainage to take account of previously recorded flood event. On being put to the vote, the Committee **agreed to grant** the application. The wording of the informative to be delegated to the Head of Planning Services in consultation with the Chair, Vice Chair, and Ward Member.

(iii) 20/00347/OUT – Hillside, Brick Kiln Road, Raunds

The Committee considered an application for Outline: Residential development for up to 21 dwellings and access (with all matters reserved except Access).

During debate on the application Members raised concerns regarding the potential over development of the site, the lack of agreed funding for healthcare facilities from the S106 Agreement and the potential increased risk of flooding in the area as a result of the proposed development.

The Committee also raised concerns regarding the Local Highway Authority agreeing to the proposed new access being 40 metres away from the centre line of Kelmarsh Avenue, having previously specified that the access must be at least 40 metres, nearside channel to nearside channel, from the existing junction of Kelmarsh Avenue and Brick Kiln Road. Members sought clarity on the plans, noting that the latest plan did not show the revised road layout.

In response to the issues raised, officers advised that the net density of the site would be 25 dwellings per hectare, with it having a capacity for 28 dwellings. The layout of the site could be changed, as the current plans were indicative only. Northamptonshire CCGs/NHS had not requested any contributions towards primary healthcare, and a response would be sought. If a request was received prior to the completion of the S106 Agreement, it would be incorporated into the legal agreement. Conditions 8, 9 and 10 were specifically regarding surface water drainage to reduce the risk of flooding. The Committee was also advised that Condition 4 lists the specific plans relating to the proposal, and that the indicative site layout plan could be amended to create 'revision B' to ensure it was in line with the approved site access plan.

It was moved and seconded that the application be granted, subject to the S106 Agreement being completed by 18th December 2020, and the amendment to the indicative layout plan; 'revision B'.

SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.30pm, 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 9.00pm.

In accordance with Paragraph 16.4 of the Council's Procedure Rules, a recorded vote was requested. The votes were cast as follows:

Vote for: Councillors Lance Jones, Gill Mercer and Alex Smith (3)

Votes against: Councillors Dudley Hughes, Peter Tomas, Peter Wathen and Lee Wilkes (4)

Abstentions: Councillors Andy Mercer, Geoff Shacklock and Robin Underwood (3)

Therefore, the motion was **lost**.

It was then moved and seconded that the application be deferred to seek further information on: Access; NHS/Healthcare obligation requirements and; Housing requirements for Raunds/weight to be given to the Neighbourhood Plan. On being put to the vote, the Committee **agreed to defer** the application to a future meeting of this Committee.

Chairman

PLANNING MANAGEMENT COMMITTEE

Date: 10 September 2020

Venue: Virtual Meeting

Time: 6.30pm

Present	Councillors: Philip Stearn Gill Mercer	Chairman Vice Chairman
	Dudley Hughes Bert Jackson Barbara Jenney Andy Mercer Harriet Pentland	Alex Smith Peter Tomas Robin Underwood Lee Wilkes

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero, Lance Jones, Geoff Shacklock and Peter Wathen.

DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

No declarations of interest were made.

(b) Informal Site Visits

Councillors Andy Mercer and Gill Mercer declared that they had visited Land North of Northampton Road, Rushden (18/00982/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:

- 18/00982/FUL – Land North of Northampton Road, Rushden – an objector, on behalf of Higham Ferrers Town Council, on behalf of Rushden Town Council, two Ward Members and the agent on behalf of the application.

PLANNING APPLICATION

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.

(iii) 18/00982/FUL – Land North of Northampton Road, Rushden

The Committee considered an application for the erection of a supermarket (Class A1) of 1,725sqm, non-food retail floorspace (Class A1) of 2,300sqm, Class A1/A3 Drive Thru (167sqm), 60 bed unit care home (Class C2), and 18,260sqm of business floorspace (Class B1c, B2, B8 with ancillary offices), together with a new area of public space, balancing ponds and associated highway works, access, infrastructure, car parking and landscaping.

During debate on the application, Members acknowledged that the site was allocated in the development plan for employment use development, but raised concerns that the application did not comply with Policy 35 of the Joint Core Strategy (JCS), as it would not provide a key landmark building with a vertical emphasis to create a significant gateway feature. Policy 35 also specified that the focus of the development should be on B1 and B2 usage, and Members were concerned that should B1 and B2 units not be leased, they would then be marketed and leased as B8 units instead, which would be unsightly and not provide high quality jobs.

The Committee also expressed concerns regarding the lack of sufficient parking provision across the development, particularly the care home, where there would be little to no provision for visitor parking. Assurance was sought that funding would be allocated to the Skew Bridge roundabout improvements, and that the development would be well serviced by public transport. Existing congestion issues in the area were noted, as was the noise from the A45. Members requested that existing trees be retained, with additional planting introduced to mitigate the noise impact on the local residential area. Concerns were also raised regarding the site layout; with the reversing of delivery vehicles over a pedestrian crossing and alongside mother and baby parking spaces regarded as highly dangerous. The overall layout of the site was thought to be poor.

In response to the issues raised, officers acknowledged that there was limited parking across the development and advised that the applicant would be willing to condition some additional parking at units 7-10. Officers confirmed that there would be developer contributions for two on-street bus stops with shelters on Northampton Road, and a shelter for the existing bus stop on Crown Way. Pathways would be provided on both sides of the road. The Committee was also advised that the care home would provide high intensity care for residents. An air handling unit would be installed to maintain the temperature inside the care home, and windows would be able to open, although it was accepted that this would increase noise levels due to the A45. Officers had worked with the applicant to alter the layout of unit 9, to ensure that the service area was located at the back, and away from Donne Close, with the unit itself serving as a noise barrier.

It was proposed to refuse the application on the grounds of: Non policy compliance with JCS Policy 35 relating to the proposed uses; Non-compliance with JCS Policy 35 due to failure to provide a high quality landmark building or buildings and layout concerns, particularly related to unit 1.

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**. The wording of the reasons for refusal to be delegated to the Head of Planning Services, in conjunction with the Chairman, Vice Chairman of the Committee and Ward Member.

Chairman