

PLANNING MANAGEMENT COMMITTEE

Date: 11 November 2020

Venue: Virtual Meeting

Time: 6.30pm

Present

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

COUNCILLOR RON PINNOCK

Members and officers held a minute's silence in honour of Councillor Ron Pinnock, a long standing member of the Planning Management Committee, who had sadly passed away.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Glithero, Dudley Hughes and Peter Wathen.

DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer	19/01219/OUT (Priors Hall Site, Kirby Lane, Deene)	On NCC Development Control Committee who would be considering an application on a nearby site.		Yes (left meeting for the item)
Barbara Jenney	19/01219/OUT (Priors Hall Site, Kirby Lane, Deene)	Family member had previous association with the agent.		Yes
Harriet Pentland	19/01219/OUT (Priors Hall Site, Kirby Lane, Deene)	The applicant was known to them.		Yes
Geoff Shacklock	19/01219/OUT (Priors Hall Site, Kirby Lane, Deene)	A family member had a previous connection with a contractor associated with the applicant.		Yes

(b) Informal Site Visits

None declared.

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:

- 19/01219/OUT – Priors Hall Site, Kirby Lane, Deene – Applicant

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.

Councillor Andy Mercer left the meeting for consideration of this item and did not return.

(i) 19/01219/OUT – Priors Hall Site, Kirby Lane, Deene

The Committee considered an Outline application with all matters reserved except for means of access in relation to the highway access from the A43 and means of access and landscaping in respect of the causeway crossing from Zone 1. Development of a mixed use urban extension to include; residential development of up to 3,500 dwellings (C3), up to 1,000m² of A1-A5, D1 and D2 uses within two local centres, up to 1,000m² of D1/D2 (community building/changing rooms uses), two primary schools (D1), a 0.5 hectare reserve site in Zone 3 for flexible land use (education or informal open space), green infrastructure including formal and informal open space, wildlife corridors, landscaping, allotments/orchards and play areas, primary street and pedestrian and cycle network including diversions to existing PROWS, connections to the surrounding highway, sustainable urban drainage network, utilities and transport infrastructure and any necessary groundworks and demolition, and extension to Local Wildlife Sites.

During debate on the application, it was noted that to accelerate delivery on what had been a stalled site under previous owners, the applicant had front-loaded the application by including several site-wide strategies, including heritage, ecology and woodland mitigation, sustainability, energy, waste and construction management. The application was for Zone's 2 and 3, with Zone 3 being located in the ENC district. Members also noted that the statutory consultees were satisfied with the application.

Officers confirmed that a monitoring fee would be paid to NCC by the developer to ensure that the Travel Plan which was to be submitted as part of the S106 Agreement would be monitored. It was also confirmed that the developer would provide facilities such as the community centre and open spaces from the outset, which would then be maintained in the future by a management company funded by service charges paid by future residents.

Deene and Deenthorpe Parish Council had requested the installation of traffic mediation to the entrances to both villages. However, after considering the overall impact that the development would have on those settlements, NCC advised it was not considered reasonable for such measures to be requested.

The Committee was advised that Corby Borough Council would be considering the same application at their next planning committee meeting, as Zone 2 fell within their district. Due to this, there may be a requirement to adjust or add to the conditions considered by this Committee, should the application be granted, to ensure that they align with Corby Borough Council's decision. Officers requested that delegated authority be given to the Head of Planning Services, in conjunction with the Chairman and Vice Chairman of this Committee and the Ward Member, should that be required.

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 and the signing of the S106 agreement. The wording of any minor amendments to the conditions to be delegated to Head of Planning Services, in consultation with Chairman, Vice Chairman of the Committee and the Ward Member.

Chairman

PLANNING MANAGEMENT COMMITTEE

Date: 12 November 2020

Venue: Virtual Meeting

Time: 6.30pm

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

. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Roger Glithero.

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

(a) **Declarations of Interest**

The Chairman read the following statement on behalf of Councillor Harriet Pentland:

Prior to the site visit meeting on Friday 6th November, I did not have the opportunity of reviewing in full detail the committee report for the Planning Management Committee scheduled on Thursday 12th November when the committee will consider Planning Application 19/01781/FUL – Federal Estates, Newton Road, Higham Ferrers.

Following my careful consideration of the officer's report I find that I object to the application on policy grounds. Consequently, I am unable to come to the meeting with an open mind, considering myself to be pre-determined.

It would have been preferable to me to have addressed the committee as an objector, however having attended the site visit meeting, which is considered to be a private meeting, where I was privileged to certain information, and having taken legal advice, I consider for the sake of complete transparency I should not address the committee.

I can confirm that other than my attendance at the site visit meeting I have had no written or oral communications with the Applicant.

(b) **Informal Site Visits**

Councillors Gill Mercer, Andy Mercer and Robin Underwood declared that they had each visited Federal Estates, Newton Road, Higham Ferrers (19/01781/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:

- 19/01781/FUL – Federal Estate, Newton Road, Higham Ferrers –
- An objector
- Chelveston-cum-Caldecott Parish Council in objection
- The agent on behalf of the applicant.

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.

(ii) 19/01093/FUL – Land at Federal Estates, Newton Road Higham Ferrers and Land at Chelveston Renewable Energy Park, Caldecott

The Committee considered a hybrid application comprising:

- Site 1 - Federal Estates land off Newton Road, Higham Ferrers: demolition of industrial buildings and redevelopment to create 120 dwellings with highway works, battery storage area, landscape, acoustic fencing and bunding. (Full planning permission)
- Site 2 – Phased development of land at the Chelveston Renewable Energy Park with:
- (2a) - 10,000sqm of replacement employment space – six buildings in B2/B8 Use Classes – and a 4,900sqm building for vertical farming in horticultural/agricultural use with highway works, and landscaping (Full planning permission); and
- (2b) - Development of up to 18,000sqm of employment space – B1/B2/B8 Use Classes – with a maximum of 2,000sqm of Class E Office Use and new substation (Outline planning permission all matters reserved except access).

The Committee was advised that as part of a legal agreement, no above ground construction would take place until there had been a repeated traffic assessment in two years time, when the development would be due to commence. Any necessary adjustments could then be made, in line with the results of the repeated assessment. The application would provide an opportunity to have a development which would lead the way in renewable energy housing sites, along with an innovative energy park.

During debate on the application, Members raised concerns regarding several aspects of the proposals at both of the sites. At Site 1; the requirement of high level security for the battery storage area and the proper disposal of the batteries once they were surplus to requirement; the risk of a ransom strip of land to the West of site 1 should the adjacent site be developed for housing in the future; and traffic concerns regarding the fifth arm of the A6 roundabout.

Members requested that highway matters be brought back to this Committee once the traffic has been reassessed in two years.

The concerns raised regarding Site 2 were; the volume of traffic and HGV's that would travel through Caldecott, and the unsuitability of the roads which were in poor condition in some places. With no footpath or public transport, there would be a large increase in traffic levels on the road. There would also be a significant impact on local residents. It was requested to add a clause regarding television reception interference, to compensate any households affected by this. Members also requested details of the specific planting proposed for the screening of Chelston Rise, to ensure year round screening was achieved.

In response to the issues raised regarding Site 1, officers agreed to condition the security of the battery storage area in consultation with the Police. A 'no ransom' clause for land to the West of Site 1 would be investigated in consultation with the Chairman, Vice Chairman and Ward Members. The fifth arm of the A6 roundabout would be added to the list to be picked up in two years time as part of the traffic study. Regarding Site 2, officers advised that further details of the bund planting would be sought in consultation with the Chairman, Vice Chairman and Ward Members. Although the access road was a 'B' road, it had sufficient dimensions to accommodate the levels of traffic expected from the site and it was noted that some parts of the road would require improvement works. Existing signage would be upgraded, and would direct traffic to encourage it towards the A6. Lease arrangements for the buildings on site would contain controls meaning tenants could be penalised if they failed to adhere to traffic regulations put in place. Officers confirmed that current tenants had been offered alternative space in another location. It was agreed to include a condition regarding television reception interference.

SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 20.30, 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

It was moved by Cllr Bert Jackson and seconded by Cllr G Mercer that the application be granted, subject to the conditions as set out in the committee report and update sheet and the completion of a Section 106 Agreement and subject to the completion / inclusion of the following actions:

- To investigate the possibility of ensuring future pedestrian and cycle connections to adjacent site to the west of the housing site (Bury Close Industrial estate) so they can be readily accommodated if the site ever came up for redevelopment (the area currently occupied by acoustic bund on west side of site). To secure in the Section 106 Agreement if possible. Wording to be agreed by Chair, Vice Chair and Ward Members and delegated to the Head of Planning Services.
- To ensure that the Section 106 Agreement refers to the affordable housing refinements as included in the report on page 37 paragraphs 8.35 – 8.40. To be delegated to the Head of Planning Services.
- Case officer to identify ownership of the unused green 'island' at the entrance to the housing site and explore the possibility for biodiversity enhancement and ongoing

management and maintenance. Report back to Chair, Vice Chair, Ward Members and Councillor Andy Mercer.

- Consult Northamptonshire Police on the use of boundary screening surrounding the battery storage area within the housing site. To be secured via condition. Wording of condition to be delegated to the Head of Planning Services in consultation with the Chair, Vice Chair and Ward Members.
- Details of the landscaping scheme for the commercial site to be circulated to the Chair, Vice Chair and Ward Members for approval. This is to ensure there is suitable winter planting. Amend landscaping scheme and associated conditions where necessary. Any amended condition wording to be delegated to the Head of Planning Services in consultation with the Chair, Vice Chair and Ward Members.
- Additional condition to be added to ensure that there is no TV reception interference. Wording of condition or legal agreement provision to be delegated to the Head of Planning Services in consultation with the Chair, Vice Chair and Ward Members.

On being put to the vote, there were 7 votes for the motion, 4 votes against the motion and no abstentions. Therefore the Committee **agreed to grant** the application, subject to the conditions detailed in the officer report and update sheet, the completion of a S106 Agreement and the completion/inclusion of the specified actions.

Chairman

PLANNING MANAGEMENT COMMITTEE

Date: 18 November 2020

Venue: Virtual Meeting

Time: 6.30pm

Present Councillors:

Gill Mercer

Vice Chairman

Dudley Hughes

Alex Smith

Bert Jackson

Peter Tomas

Andy Mercer

Robin Underwood

Harriet Pentland

Lee Wilkes

Geoff Shacklock

APOLOGIES FOR ABSENCE

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

MINUTES OF PREVIOUS MEETINGS

The minutes of the meetings held on 7th October 2020 were approved as a correct record, subject to the inclusion of Councillor Bert Jackson on the list of Members present.

DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor	Application	Nature of Interest	DPI	Other Interest
Andy Mercer	20/01137/NCC	Chairman of NCC Development Control Committee who would be determining the application.		Yes (left the meeting for this item)
Gill Mercer	20/01137/NCC	A member of NCC Development Control Committee who would be determining the application.		Yes (left the meeting for this item)
Geoff Shacklock	20/00594/FUL	Had met with neighbours, applicant and some Parish Councillors		Yes

(b) Informal Site Visits

Councillor Harriet Pentland declared that she had visited Gardenfields, Raunds Road, Chelveston (20/01118/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:

- 18/01648/OUT – Land South East of Ferrers School, Higham Ferrers – extension until 31/12/20 to allow signing and sealing.
- 19/01092/FUL – ‘Rushden Living’ Land West of Rushden Lakes Ditchford Lane, Rushden – extension until 31/12/20 to allow comment/amendments to continue between parties.
- 19/01392/OUT – Land Off Huntingdon and Market Road, Thrapston – extension until 31/12/20 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 31/12/20 to allow signing and sealing.
- 19/01425/FUL – Rear of Green Close, Wellingborough Road, Irthlingborough – extension until 31/12/20 to allow comment/amendments to continue between parties.
- 20/00090/FUL – 7 Wharf Road, Higham Ferrers – extension until 31/12/20 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 considered. The Head of Planning Services confirmed that the process of ‘disposing’ of this application would now be commenced.
- 19/01024/OUT 11 dwellings, Mike Wells Cars, Montague Street, Rushden – negotiations were ongoing between ENC, Lead Local Flood Authority and applicant.
- 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 – Decision had been issued
- 19/01318/FUL – SP97144 68428 Land Off Newton Road, Higham Ferrers – Outstanding matters to be resolved and the wording of the conditions with the case officer to resolve.
- 19/01976/FUL – Former Rushden Ambulance Station, Station Road, Rushden – Decision issued
- 19/01726/FUL – Land off Huntingdon and Market Road, Thrapston – with case officer to resolve and complete S106

- 20/00101/FUL – 4 Church Street Rushden – with case officer to resolve outstanding matters.

RESOLVED:

- (i) That the report be noted.
- (ii) That the extension of time for applications 18/01648/OUT, 19/01092/OUT, 19/01392/OUT, 19/01355/OUT, 19/01425/FUL 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.

• **APPEAL DECISION MONITORING REPORT**

The Committee received a report which provided an update on the planning appeals determined by the Planning Inspectorate from 17 August to 9 October 2020.

RESOLVED:

- (i) That the report be noted.

• **PUBLIC SPEAKERS**

The following people spoke on the items as indicated:

- 20/00594/FUL– Rectory Farm, Main Street, Achurch an objector and the applicant
- 20/00613/FUL – TL01029 78905, Haldens Parkway, Thrapston, on behalf of the applicant
- 19/01546/FUL – Pexley Court, Oundle, 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 applications included in the update sheet.

(i) 20/00594/FUL – Rectory Farm, Main Street, Achurch

The Committee considered an application for a single storey side extension to incorporate double garage with room above; conversion of barn one into living accommodation, which will be linked to the main dwelling by the new single storey side extension; partial conversion of barn two into gym and garden store.

It was noted that a late letter had been received from the applicant, and also a reconsultation on a revised plan was required. Officers advised that the application should be deferred in order to carry out the reconsultation.

Members requested a physical site visit take place, which would adhere to Covid-19 safety measures.

It was moved and seconded that the application be deferred. On being put to the vote, the Committee **agreed to defer** the application, so that a reconsultation on a revised plan may take place and a Member visit be arranged.

(ii) 20/00613/FUL – TL01029 78905, Haldens Parkway, Thrapston

The Committee considered an application for the extension to existing facility comprising a linked finished goods warehouse, car park and associated development on land adjoining the existing site north of Plot 5.

During debate on the application, Members raised concerns regarding setting a precedent for further development on the land surrounding the site in future, and the potential noise impact on the nearby Lazy Acre housing estate. The creation of new jobs and the expansion of a local business were welcomed. Members requested that sufficient boundary screening be conditioned, to ensure it would be planted at the beginning of the development, and would provide adequate screening on the boundary of the site.

In response to the issues raised, officers advised that the application should be considered on its own merits and that any future developments would be a separate matter should they arise. The Senior Environmental Health Protection officer had advised that no noise complaint had been received from the unit on site. Further landscaping details would be requested via a condition, including the replacement of any planting should it die.

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.

(iii) 19/01546/FUL – Pexley Court, Oundle

The Committee considered an application for the erection of two new dwellings and garaging. (Resubmission of 19/00946/FUL).

The Committee noted that the application had previously been deferred on 10th June 2020. Members raised concerns regarding the loss of established trees, some of which were the subject of a Tree Preservation Order (TPO), and the loss of visual amenity. It was also felt that the proposed parking provision was insufficient.

In response to the issues raised, officers confirmed that trees not subject to a TPO could be removed as there was no protection against them. Regarding mitigation of the loss of trees, the Senior Tree and Landscape Officer had suggested funding could be sought to facilitate off site planting that would benefit the residents of Oundle, however the two proposed sites for this were deemed unsuitable,. Funding would therefore not be sought as there would be no guarantee that a suitable site for planting could be found. Officers also advised that parking standards had not been adopted, and the three proposed spaces were deemed acceptable for each dwelling.

It was moved and seconded that the application be **refused**.

On being put to the vote the Committee **agreed to refuse** the application.

(iv) 20/01118/FUL – Gardenfields, Raunds Road, Chelveston

The Committee considered an application for a single storey rear extension to provide increased kitchen, dining/family area and extend master bedroom.

Members noted that the application had been brought before the Committee because it affected a property owned by an officer of the Council.

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.

Councillors Gill Mercer and Andy Mercer left the meeting for the following item and did not return.

APPOINTMENT OF CHAIRMAN FOR REMAINDER OF MEETING

In the absence of the Chairman and Vice Chairman, the Committee was required to appoint a new Chairman for the final application being considered. It was moved and seconded that Councillor Robin Underwood take the chair. On being put to the vote, the Committee agreed. Councillor Robin Underwood took the Chair for the remainder of the meeting.

(v) 20/01137/NCC – Willowbrook Industrial Estate Shelton Road, Corby

The Committee considered an application for the variation of drawings approved under condition 2 of planning permission 19/0027/WASFUL (ENC reference number 19/00777/NCC) to amend buildings and ancillary facilities elevations, footprint, and layout to accommodate facility as a single line plant at Land at Shelton Road Willowbrook East industrial Estate, Corby.

Members raised strong concerns regarding the visual impact of the larger plant building and its effect on designated heritage assets; Kirby Hall and Deene Park.

It was moved and seconded that an **objection** be lodged. On being put to the vote, the Committee **agreed to object** to the application.

Chairman