Date: 20 January 2021
Venue: Virtual Meeting
Time: 6.30pm

Present Councillors: Philip Stearn Chairman
Gill Mercer Vice Chairman
Dudley Hughes
Barbara Jenney
Andy Mercer
Harriet Pentland

300. APOLOGIES FOR ABSENCE

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

301. MINUTES OF PREVIOUS MEETINGS

The minutes of the meeting held on 9th December 2020 were approved as a correct record. It was moved and seconded to amend the minutes of the 16th December 2020 to include the inadequate turning circle as an additional reason for refusal on application 20/00960/FUL. Subject to the agreed amendment, the minutes of the 16th December 2020 were approved as a correct record.

302. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

<table>
<thead>
<tr>
<th>Councillors</th>
<th>Application</th>
<th>Nature of Interest</th>
<th>DPI</th>
<th>Other Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harriet Pentland</td>
<td>20/01447/QRY</td>
<td>Attended a meeting as an observer regarding the site</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Lee Wilkes</td>
<td>20/00486/FUL &amp; 20/00347/OUT</td>
<td>Partner was speaking on behalf of Raunds Town Council for both applications</td>
<td></td>
<td>Yes</td>
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It was noted that two of the public speakers were District Councillors and were known to all of the Committee members.
(b) **Informal Site Visits**

Councillors Dudley Hughes, Gill Mercer and Lee Wilkes declared that they had visited but not entered the site of Blotts Barn, Brooks Road, Raunds (20/00486/FUL).

Councillor Peter Wathen declared that he had visited Hillside, Brick Kiln Road, Raunds.

303. **QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3**

There were no questions under Council Procedure Rule 10.3.

304. **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:

- 19/01425/FUL Rear of Green Close, Wellingborough, Irthlingborough – extension until 31/03/21 – to allow comment/amendments to continue between parties
- 20/00090/FUL – 7 Wharf Road, Higham Ferrers – extension until 31/03/21 – to allow comment/amendments to continue between parties
- 19/01726/FUL – Land off Huntingdon Road, Thrapston – extension until 31/03/21 – to allow comment/amendments to continue between parties
- 19/01219/OUT – Priors Hall Site, Kirby Lane, Deene – extension until 31/03.21 – to allow comment/amendments to continue between parties

A verbal update was also given, requesting that an extension of time for application 19/01024/OUT, until 28th February 2021 to allow time for the decision to be issued.

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 and had a resolution to grant planning permission. Update to follow on next steps for application.
- 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 84 dwellings, Rear of Green Close Wellingborough Road, Irthlingborough – with case officer to continue negotiations
- 20/00090/FUL 10 dwellings, 7 Wharf Road Higham Ferrers – wording agreed. Awaiting completion of S106.
- 19/01318/FUL change of use from agricultural to provide football facility at SP97144 68428 Land Off Newton Road, Higham Ferrers – with case officer to resolve outstanding matters
- 19/01726/FUL 14 dwellings, Land Off Huntingdon Road and Market Road, Thrapston – with case officer to resolve and complete S106
• 20/00840/FUL demolition of detached two storey outbuilding. Extension of existing 8 bedroom care home to create six additional bedroom suites with ancillary facilities. Parking for 13 cars at 2 Essex Road, Rushden – wording of condition circulated to Members and awaiting Member approval before decision can be issued.

• 19/01219/OUT Outline application for up to 3500 dwellings at Priors Hall, Kirby Lane – with case officer to resolve

• 19/01781/FUL – Hybrid application for residential development and commercial development at Land at Federal Estates, Newton Road, Higham Ferrers and Land at Chelveston Renewable Energy Park, Caldecott – with case officer to resolve.

RESOLVED:

(i) That the report be noted.

(ii) To the extension of time for applications 19/01425/FUL, 20/00090/FUL, 19/01726/FUL, 19/1219/OUT and 19/01024/OUT be approved.

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

305. PUBLIC SPEAKERS

The following people spoke on the items as indicated:

• 20/00594/FUL – Rectory Farm, Main Street, Achurch – an objector and the agent on behalf of the applicant

• 20/00486/FUL – Blotts Barn, Brooks Road, Raunds – and objector, on behalf of Raunds Town Council and the agent on behalf of the applicant

306. 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.

307. URGENT ITEM

With the agreement of the Chairman, the Committee first considered an additional planning application; 20/00649/FUL.

(i) 20/00649/FUL East Northamptonshire Council

The Committee considered an application for the installation of four paving mounted VRV air cooled heat pumps.

During debate on the application Members sought clarification on the position of the acoustic fencing and whether or not the first floor windows could be opened. Officers confirmed that the first floor windows could be opened, and the acoustic fencing would be angled back over the air conditioning units.
It was moved and seconded that the application be granted. On being put to the vote the Committee agreed to grant the application.

(ii) 20/01233/FUL – 13 Windsor Road, Rushden

The Committee an application for the demolition of garage and outbuilding, construction of single storey side extension.

During debate on the application Members noted that the proposal was for an extensive flat roof extension, which would stand out due to its scale and location on a corner plot.

Officers advised that a pitched roof would have a similar visual impact to the proposed flat roof.

It was moved and seconded that the application be granted. On being put to the vote the Committee agreed to grant the application.

(iii) 20/01158/FUL – Rockingham Motor Speedway, Mitchell Road, Corby

The Committee considered an application for the erection of a maintenance unit, wash bay and further ancillary items for vehicle storage and refurbishment, including resurfacing works and the provision of car and HGV parking.

During debate on the application, Members raised concerns regarding installing lighting columns and fence posts into the existing soil capping over the HDPE membrane, noting it was only 500mm deep in some places, and requested that condition 21 be strengthened to ensure that the capping was not breached. The Committee also raised concerns regarding where the proposed car parking area would connect to the existing drainage system. It was requested that ‘sprinkler systems’ be removed from condition 20.

In response to the issues raised, officers advised that the lighting columns and boundary fencing could be designed appropriately and would be part of a remedial scheme which would be required to be submitted as part of the conditions should permission be granted. The Environment Agency had advised that they were satisfied that the development could be safely achieved with the use of planning conditions to agree a remedial scheme. Condition 21 would only be discharged once satisfactory information had been submitted and approved. Officers confirmed that there would be no alteration to the drainage over the capped area of the site, and the car park would drain into the two existing balancing ponds.

It was moved and seconded that the application be delegated to the Head of Planning Services to grant, subject to the amendments to conditions 20 and 21 as detailed in the update sheet, and the inclusion of a condition regarding tv interference.

On being put to the vote, the Committee agreed to GRANT planning permission subject to the conditions as set out in the committee report as well as the amended conditions as per the update sheet and the inclusion of a TV interference condition. In addition the following amendments to suggested conditions shall be made; Condition 20 – to be retained, but remove the reference to the sprinkler system. Condition 21 – Wording of this condition to be delegated to the Head of Planning Services in consultation with the Chairman, Vice Chairman and Councillor Andy Mercer to protect the membrane.
(iv) 20/00534/FUL – Land West of Rushden Lakes, Ditchford Lane, Rushden

The Committee considered an application for revised scheme to construct a new link road between Ditchford Lane and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, car parking, footpaths, cycleways, lighting, drainage works, hard and soft landscaping, and associated works. Reconfiguration of existing car parking and Service Yard areas and the temporary storage of excavated material for a period of up to five years.

Officers advised that the ecology issues had not yet all been resolved, and feedback from key consultees was still outstanding. It was suggested that the application be deferred.

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 the outstanding ecology issues could be resolved.

(v) 20/00593/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.

During debate on the application Members noted that the senior conservation officer was satisfied with the application as the dormer windows had now been removed from the proposal. Members were in agreement with the condition which would prevent the creation of a mezzanine, and sought clarification in respect of the condition preventing developing the roofspace into habitable accommodation.

In response to the issues raised, officers confirmed that the condition regarding the roofspace applied to the development as a whole.

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.

(vi) 20/00486/FUL – Blotts Barn, Brooks Road, Raunds

The Committee considered an application for proposed commercial development for a B1 office unit and ancillary storage barn.

Officers advised that the application had previously been deferred in order to seek clarification from the Local Highway Authority whether Brooks Road was adopted. The LHA had since confirmed with officers that the road was adopted.

During debate on the application, Members raised concerns regarding flooding of Brooks Road and the position of the culvert, which was confirmed to be on the opposite site of the proposed parking spaces. The Committee noted that the Environment Agency flood map showed that the area of road adjacent to the site as you turn right upon exit, was in flood zone 3. If this area of road was to flood, then vehicles would have to turn left upon exit. To ensure that the passing places were not used for parking, Members requested that ‘passing place only’ signs be installed. Concerns were also raised regarding the poor standard of the Brooks Road and its unsuitability for HGVs and the potential increase in vehicle movements.
308. **SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 20.29pm, it was proposed that Council Procedure Rule 8 (Duration of Meeting) be suspended to enable the Committee to continue the current application. A view would then be taken as to whether to continue with the remaining applications 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.

In response to the issues raised, officers advised that although a response had not been received from the Bedford Drainage Board, the Lead Local Flood Authority (LLFA) confirmed that they were satisfied with the application. The LHA were also aware of the flood zones and had also accepted the mitigation measures proposed for the passing places. Officers confirmed that a routing agreement would not form part of the construction management plan.

Members still had concerns about the passing places and requested that an informative be included should permission be granted, for the passing places to be 2.5m wide.

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 in the officer report and update sheet, and the inclusion of the informative regarding the width of the passing places, to add additional passing places on the Denford Road site of the site and for the developer to take into account flooding during the construction of the development.

The Committee agreed to conclude the meeting, with the two remaining applications on the agenda to be considered at the next meeting of the committee.

Chairman