

COUNCIL MEETING – 2 APRIL 2019

REPORT OF THE PLANNING COMMITTEE

13 March 2019

Present: Councillors Morrall (Chairman), Bell (Vice-Chairman), Aslam, Graves, Griffiths, G Lawman, Lloyd, Maguire, Scarborough and Stevenson.

Miss J Thomas (Director of Place and Strategic Growth), Mr M Swann (Principal Planning Manager), Mrs L Jelley (Senior Development Management Officer), Mr M Brown (Development Management Officer), Ms E Granger (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Carr attended the meeting as a speaker; and Councillor Ekins as an observer).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that an apology for absence was received from Councillor York.

2. DECLARATIONS OF INTEREST

RESOLVED to note that no declarations of interest were received.

3. CONFIRMATION OF MINUTES – 13 FEBRUARY 2019

RESOLVED that the minutes of the planning committee held on 13 February 2019, be confirmed and signed.

4. REPORT OF THE DIRECTOR OF PLACE AND STRATEGIC GROWTH

RESOLVED that the annexed circulated report of the director of place and strategic growth, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

5. PLANNING APPLICATION WP/19/00015/FUL – 323 GRENDON ROAD, EARLS BARTON

The annexed circulated report of the director of place and strategic growth was received, on planning application WP/19/00015/FUL, for a change of use of the land to a residential caravan site to provide 10 pitches; together with operations - provision of roadway, hardstandings, services, LPG gas tanks and fencing to facilitate that use at 323 Grendon Road, Earls Barton for Mr J Fuller.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The director of place and strategic growth recommended that the planning application be approved subject to the conditions set out in the report.

The site viewing group visited the site on 12/03/2019 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the agent.

The chairman allowed the speaker to address the meeting and the committee was given the opportunity to ask questions of clarification.

The agent explained that the site was granted planning permission in 2014 and this planning application was for vehicular access and for a turning point head for vehicles on the site. She added there would be no material impact on the site; and stated that the applicant intends to undertake a formal landscaping scheme agreed with officers.

The chairman then invited the committee to determine the application.

The site viewing members had no concerns and were pleased they had viewed the site. Concerns had been raised by the parish council but during the site visit it was clarified that the site already had planning permission and this planning application was for the purpose of vehicular access and for a turning head point.

It was proposed by Councillor Bell that the planning application be approved and this was seconded by Councillor Maguire.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED that the planning application be approved subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:

Plan no. 14055-4 revision B received 9 January 2019

Plan no. 14055-5 revision A received 9 January 2019

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The approved scheme shall be implemented so that planting is carried

out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory.

4. Pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6m and vehicle to vehicle visibility of 2.4m x 2.14m must be provided and maintained on both sides of the vehicular access and that area shall be maintained obstacle free in perpetuity.

Reason: In the interests of highway and pedestrian safety.

6. PLANNING APPLICATION WP/19/00001/FUL – LAND OFF DITCHFORD ROAD, IRCHESTER

The annexed circulated report of the director of place and strategic growth was received, including late letters, on planning application WP/19/00001/FUL, for the retention of an existing Network Rail vehicle track and compound on land off Ditchford Road, Irchester for R F Sumner and Partners.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The director of place and strategic growth recommended that the planning application be approved subject to the condition set out in the report.

The senior development management officer referred members to the late letters' list and the comments received from Northamptonshire County Council (NCC) archaeological advisor. It stated that in relation to the non-designated assets, they had no further comments on the retention of the compound on the eastern side, but if new works were proposed such as an extension to the existing, they would advise that this work be subject to archaeological monitoring, by a qualified archaeologist, to an agreed specification.

The senior development management officer also reported that the Environment Agency had responded and raised no objections.

Requests to address the meeting had been received from the agent and the ward councillor (Councillor Carr).

Before the speakers addressed the meeting, Councillor Lawman proposed that the planning application be site viewed to ascertain if there would be any effect on the landscape, when viewed from Chester Farm. Councillor Lloyd seconded the proposal. This became the substantive motion.

The speakers did not address the meeting but would have the opportunity to speak when the planning application returns to committee.

It was commented that vehicular access to the site was difficult; a request was made by the committee that arrangements be made by the applicant for transport to the site.

On being put to the vote, the motion for a site visit was carried by 7 votes.

RESOLVED that a site visit be arranged.

7. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission, and building regulation approvals determined by the director, in accordance with delegated powers; and appeal information as set out in the report of the director, (Minute 4), be noted.

8. PLANNING APPEAL DECISION

RESOLVED to note the following annexed circulated decision letter, dated:

- (i) 13/02/2019, in relation to land near 19 Hardwick Village, Hardwick for the demolition of existing barns and erection of two detached dwellings, which was dismissed.

Councillor Griffiths congratulated officers on the recent funding received from the Government's Garden Communities project for North Northamptonshire; he referred to the comment made by Government about Councils in Northamptonshire for their high quality vision.

The Principal Planning Manager reported that since this planning agenda had been issued, the planning application for external works to the Tresham College site had been approved under delegated powers.

Chairman

The meeting closed at 7.20pm.