

Minutes of a meeting of the Planning Committee (South)

Held at 7.00pm on Wednesday 21st June 2023 in the Council Chamber, Swanspool House, Doddington Road, Wellingborough

Present:-

Members

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|--------------------------------|------------------------------------|
| Councillor Jennie Bone (Chair) | Councillor Lee Wilkes (Vice Chair) |
| Councillor Tim Allebone | Councillor Andy Mercer |
| Councillor Scott Brown | Councillor Gill Mercer |
| Councillor Philip Irwin | Councillor Steven North |
| Councillor Bert Jackson | Councillor Michael Tye |
| Councillor Barbara Jenney | Councillor Malcolm Ward |

Officers

Karen Fossett (Interim Development Manager)
 Patrick Reid (Principal Development Management Officer)
 Chris Law (Senior Development Management Officer)
 Nigel Bell (Legal Adviser)
 Louise Tyers (Senior Democratic Services Officer)
 Emma Robinson (Democratic Services Support Officer)

Observer

Councillor Melanie Coleman

1 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Melanie Coleman, Kirk Harrison and Lora Lawman. Councillors Tim Allebone and Michael Tye attended as substitutes.

2 Members' Declarations of Interest

The Chair invited those who wished to do so to declare any interests in respect of items on the agenda.

| Councillors | Application | Nature of Interest | DPI | Other Interest |
|---|--|---|-----|----------------|
| Barbara Jenney, Andy Mercer, Gill Mercer and Steven North | NE/23/00267/FUL 31 Montague Street, Rushden | Are members of Rushden Town Council but did not take part in that Council's consideration of the application. | | Yes |

| | | | | |
|--------------|--|---|--|-----|
| Steven North | NE/21/01799/FUL Bungalow, A6 Irthlingborough Bypass, Irthlingborough | Has used the business as part of his employment. | | Yes |
|--------------|--|---|--|-----|

The following informal site visits were declared:

- 31 Montague Street, Rushden (NE/23/00267/FUL) – Councillors Bert Jackson and Michael Tye.
- Bungalow, A6 Irthlingborough Bypass, Irthlingborough (NE/21/01799/FUL) – Councillor Bert Jackson.

3 Minutes of the meeting of the Area Planning Committee Thrapston held on 10 May 2023

RESOLVED:

That the minutes of the Area Planning Committee (Thrapston) held on 10 May 2023 be confirmed as a correct record and signed.

4 Minutes of the meeting of the Area Planning Committee Wellingborough held on 24 May 2023

RESOLVED:

That the minutes of the Area Planning Committee (Wellingborough) held on 24 May 2023 be confirmed as a correct record and signed.

5 Planning Application NE/23/000267/FUL – 31 Montague Street, Rushden

The Committee considered an application for the construction of a shed/workshop at the end of the garden.

The Principal Development Management Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the Committee report.

A request to address the meeting had been received from Alex Greengrass, the applicant and the Committee was given the opportunity to ask questions for clarification.

Mr Greengrass addressed the Committee and advised that he had now reduced the height of the building from the previous application, which now meant there was a lower roof line and therefore no loss of daylight for surrounding gardens. He would not be using the building in a commercial capacity so would not be using it during unsocial hours.

The Chair invited the Committee to determine the application.

During debate on the application, the following points were made:

- (i) This was a similar application to the previous one, where the principle of development had been established at appeal. The previous refusal reasons had now appeared to be addressed.
- (ii) It was noted that there was now a lower roof line for the development, and it was suggested that it should be conditioned that the ground levels be approved by the Planning Authority.

It was proposed by Councillor Andy Mercer and seconded by Councillor Tim Allebone that planning permission be granted, subject to the conditions set out in the report and an additional condition relating to the finished ground levels.

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

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons numbered) in the report and an additional condition relating to the finished ground levels.

6 Planning Application NE/21/01799/FUL – Bungalow, A6 Irthlingborough Bypass, Irthlingborough

The Committee considered an application for the construction of a garden centre and plant nursery with associated parking and formation of a dedicated right turn junction on the A6.

The Principal Development Management Officer presented the report which detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal, providing full and comprehensive details.

It was recommended that planning permission be granted, subject to the conditions set out in the committee report.

Requests to address the meeting had been received from Councillor John Farrar, Irthlingborough Town Council; Councillor Dorothy Maxwell, the Ward Member and Sam Bosworth, the applicant and the Committee was given the opportunity to ask questions for clarification.

Councillor Dorothy Maxwell addressed the Committee and fully welcomed the proposed development. It would help the economy in Irthlingborough and create employment and also complement existing developments. It would also help the local schools. It would support the regeneration of Irthlingborough, and a business of this type would be a massive benefit to the local area.

Councillor John Farrar addressed the Committee and stated that the development would bring greater diversity to the town. The Town Council would ask that if any

S106 was generated that it be split between the town's three schools for sustainability/environment issues.

Mr Bosworth addressed the Committee and stated that he was the third generation of his family to run the business. It was a family run business with supportive staff. Garden centres were unique businesses and plants would be the central core business. Growth was restricted at the current site and they had looked to relocate a number of years ago. The new development would be positive to the economy of the local area. There would also be a range of job opportunities. There were currently 70 employees and it was envisaged to grow, especially in catering. He welcomed the positive recommendation.

The Chair invited the Committee to determine the application.

During debate on the application, the following points were made:

- (i) In response to a question as to whether an additional condition was required in case there was any evidence of reptiles on the site, officers confirmed that if there were any reptiles, they would be protected by other legislation and an additional condition was not needed.
- (ii) There was no reference in the conditions for the drainage system to be maintained in perpetuity. Officers advised that an additional sentence could be added to condition 10.
- (iii) A number of the conditions in the report were duplicated. Officers undertook to remove any duplicated conditions.
- (iv) In relation to condition 31, it did not mention that fire suppression systems should be maintained and tested. Officers undertook to add that systems should be maintained and tested at scheduled intervals.
- (v) All of the existing boundary hedges should be retained as they had considerable value. Officers undertook to make it clear about what the Council's expectations would be as an informative.
- (vi) No mention was made in the report on mitigation required for the Upper Nene Valley Gravel Pits Special Protection Area (SPA). Officers advised that the SPA referred to residential development only. With regards to biodiversity net gain, mitigation was proposed on land in control of the applicant.
- (vii) The proposed turning lane would have an impact on the Addington turn. Officers stated that re-consultation had happened with the Highways Authority and they had made a recommendation about a speed limit change on part of the A6.
- (viii) The application was a good example of the continuation of a rural business which would provide employment. It was a well thought out application.
- (ix) Condition 32 referred to the opening house of the garden centre. Would the Planning Authority be sympathetic to any requests to change the opening hours for specific events? Officers advised that the condition had been worded to be relatively flexible. The applicants would have a number of seasonal events and the condition was considered a suitable solution.
- (x) In response to a question about S106 and whether anything could be done to support the local schools, officers advised that it had been considered but the application did not meet the tests required for S106.

It was proposed by Councillor Lee Wilkes and seconded by Councillor Tim

Allebone that planning permission be granted subject to the conditions set out in the report, Committee Update Report and amendments to the conditions.

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

RESOLVED:-

That planning permission be granted, subject to the conditions (and reasons numbered) in the report, the Committee Update report and the amendments to the conditions.

7 Delegated Officers Report

There were no Delegated Officers report.

8 Close of Meeting

The Chair thanked members, officers and the public for their attendance and closed the meeting.

The meeting closed at 8.15pm.

Chair

Date