

Minutes of a meeting of the Planning Committee (North)

At 7.00 pm on Wednesday 2nd October, 2024 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Wendy Brackenbury (Chair)	Councillor Lyn Buckingham
Councillor Charlie Best	Councillor Paul Marks
Councillor Cedwien Brown	Councillor Elliot Prentice
Councillor Mark Dearing	Councillor Geoff Shacklock
Councillor Ian Jelley	Councillor Keli Watts
Councillor William Colquhoun	Councillor Peter McEwan

Officers

Jasbir Sandhu	Development Services
Louise Holland	Development Services
Bob Young	Development Services
Pete Baish	Development Services
Lisa Greenwood	Development Services
Fernando Barber-Martinez	Development Services
Jonathan Gentry	Development Services
Sara Fayaz	Legal Services
Callum Galluzzo	Democratic Services

25 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Simon Rielly, David Sims, Alison Dalziel and Robin Carter.

It was noted that Councillors, Lyn Buckingham, William Colquhoun and Peter McEwan were present as substitutes for the committee.

26 Minutes of the meeting held on 31st July 2024

RESOLVED that the minutes of the meeting of Planning Committee (North) held on 31st July 2024 approved as a correct record.

27 Members' Declarations of Interests

The chair asked members to declare any interests on items present on the agenda.

Councillors Lyn Buckingham and William Colquhoun declared an interest in item 4.1 as the ward councillors for the proposed development.

Councillor Geoff Shacklock declared a personal interest in item 4.2 and 4.6 and indicated that he would vacate his position on the committee for the deliberation of these items.

28 Applications for planning permission, listed building consent and appeal information*

The Committee considered the following application for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

4.1 NC/24/00230/NMA - Former Weetabix Ltd site Earlstrees Road, Corby

Members received a report which sought permission for a non-material Amendment (revised) under Section 96A of the Town and Country Planning Act 1990, amended by the Planning Act 2008 to amend finished floor level and the height of the building including changes to the eaves line pursuant to planning permission LPA ref : NC/22/00198/DPA dated 9th September 2022 at former Weetabix Ltd site Earlstrees Road, Corby for Block Industrial Corby 13 Limited. The Development 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.

Requests to address the meeting had been received from Jamie Hume, a third-party objector, Councillor Mark Pengelley, Ward Councillor and Jamie Wright, the agent on behalf of the applicant.

Jamie Hume attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns with the proposed development in relation to poor visual amenity and the detrimental impact the application would have on residential amenity in relation to light.

Councillor Mark Pengelley attended the meeting and addressed the committee as a Ward Councillor for the proposed development stating that the proposed development was in keeping with the local street scene and proposed to members of the committee that the development should be adjourned pending the outcome of relevant legal proceedings.

James Wright attended the meeting and addressed the committee as the agent on behalf of the applicant to the proposed development. The agent explained to the committee regarding the circumstances behind the proposed development. The agent stated that the legal proceedings associated with the development site had no relevance to the application before the committee and needed to be assessed on its own merits. The proposed changes were minimal and equalled 1% of the existing application permission.

Following the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation to approve the application and it was seconded by Councillor Geoff Shacklock.

Members raised concerns and sought clarification regarding the relevancy of the associated legal proceedings on the application before the committee. It was confirmed to members by the legal representative that the legal proceedings mentioned held no relevancy on the application before members and that the applicant had lawful planning permission.

Members stated additional concerns regarding the impending legal proceedings and following debate it was subsequently proposed by Councillor Elliott Prentice and seconded by Councillor Lyn Buckingham that the application be deferred contrary to the officers recommendation until after the outcome of the mentioned legal proceedings due to take place in November 2024.

(Members then voted on the motion to defer the application)

(Voting: For 8, Against 2, Abstention 1)

The application was therefore
DEFERRED

4.2 NE/23/00858/FUL - Land South Of Wood Lodge Farm, Huntingdon Road, Thrapston

Members received a report which sought planning permission for the installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99MW, including mounting system, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure for a temporary period of 50 years at Land South Of Wood Lodge Farm Huntingdon Road Thrapston for Wood Lodge Solar Project Limited. The Development 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. An update was also provided to members which stated that a total of 18 additional public objection comments were received of which concerns had previously been acknowledged and addressed within the Officer recommendation.

Requests to address the meeting had been received from Julia Fletcher, a third-party objector, Councillor Sylvia Prestwich, a representative of Titchmarsh Parish Council and Peter Grubb, the agent on behalf of the applicant.

Julia Fletcher attended the meeting and addressed the committee as a third party objector to the proposed development and raised concerns regarding the detrimental implications associated with the development and surrounding areas of interest. Flood and construction traffic concerns were also raised as well as concerns for the lack of proposed mitigation measures.

Councillor Sylvia Prestwich attended the meeting and addressed the committee as a representative of Titchmarsh Parish Council endorsing the objections of the Parish

Council due to the contraventions of the proposed development in relation to local and national planning policies and the loss of prime agricultural land. Concerns were also raised in relation to the detrimental visual impact of the proposed development and the threat to the rural nature of the local area.

Peter Grubb attended the meeting and addressed the committee as the agent on behalf of the applicant to the proposed development. The agent explained to the committee regarding the circumstances behind the proposed development and the necessity for green energy within the climate emergency. The agent stated that the development would include a 138% biodiversity net gain and clarified that 86% of the application site was lower graded agricultural land.

Following the conclusion of the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation that planning permission be granted subject to conditions and it was seconded by Councillor Charlie Best.

Members raised concerns regarding the impact of the development on the local rural area and also raised concerns regarding the loss of amenity and overdevelopment of the application site. Concerns were also indicated in relation to the cumulative impact of other developments associated in the immediate locality. Objections were also raised by members in relation to the devastation to wildlife habitats and loss of agricultural land and compromising food security. Officers stated that the development of this form was considered to be acceptable and that on balance the benefits of the proposed scheme outweighed the impact.

(Members voted on the officers' recommendation to approve the application)

(Voting: For 3, Against 6, Abstention 1)

The recommendation to approve the application was therefore not carried.

It was then subsequently proposed by Councillor Marks and seconded by Councillor Jelley that the application be refused due to the loss of amenity and overdevelopment of the agricultural rural site along with the adverse threat to wildlife and associated natural habitats.

Following discussions and for transparency, as per the Council's Planning Protocol, within the North Northamptonshire Constitution at paragraph 20.8 that if in moving contrary to the advice and/or recommendation in an officer's report Members require further advice about the details of the motion, the meeting can be adjourned for a short time to allow Members and officers to draft the motion. This can include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged.

It was therefore proposed by Councillor Wendy Brackenbury and seconded by Councillor William Colquhoun that the meeting be adjourned for the period of 15 minutes to allow members and officers to draft the motion, including reasons for the decision which are relevant to the planning considerations on the application, and which were capable of being supported and substantiated should an appeal be lodged.

(The meeting was temporarily adjourned at 8:25pm)

(Councillor Mark Dearing vacated his position on the committee at 8:26pm)

(The Meeting reconvened at 8:58pm)

Following member debate it was then subsequently proposed by Councillor Jelley and seconded by Councillor Lyn Buckingham that the motion to refuse be amended to :

Planning Permission be refused for reasons of:

1. The impact on the landscape and visual amenity together with harm to the character of the area would outweigh the benefits of the scheme.
2. The impact of the development on the Upper Nene Valley SPA including the loss of habitat would cause harm that would outweigh the benefits of the scheme.

(Members voted on the amendment to the motion to refuse.)

(Voting: For 7, Against 2)

The amendment to the motion to refuse was therefore carried.

Members then voted on the substantive motion having been proposed by Councillor Wendy Brackenbury and subsequently seconded by Councillor Cedwien Brown that Planning Permission be refused for reasons of

1. The impact on the landscape and visual amenity together with harm to the character of the area would outweigh the benefits of the scheme.
2. The impact of the development on the Upper Nene Valley SPA including the loss of habitat would cause harm that would outweigh the benefits of the scheme.

(Members voted on the motion to refuse planning permission)

(Voting: For 7, Against 2)

The application was therefore

REFUSED

As the meeting had reached the guillotine, and as subject to the North Northamptonshire Council Constitution Part 3.2 Meeting Procedural Rules section 10. Councillor Marks proposed and Councillor Prentice seconded that the meeting be extended past the guillotine in order to complete the next substantive item on the agenda.

It was there therefore:

RESOLVED

That the guillotine be extended in order to complete the next substantive item on the agenda.

4.3 NE/23/01055/FUL - 19 Herne Road, Oundle, Peterborough, PE8 4BS

Members received a report which sought planning permission for the erection of 42 retirement living apartments and 1 no. bungalow with associated access, car parking, landscaping, ancillary facilities, and associated works at 19 Herne Road, Oundle, Peterborough, PE8 4BS for McCarthy and Stone Retirement Lifestyles Ltd – Mr C Goosen. The Development 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. An update was also provided to members which stated that following discussions with the Council's Legal team, and the agent for the applicant, an additional condition would be imposed on any forthcoming consent to secure the management of the access. The agent had informed the Council that the access would be managed by the applicant's management arm, 'Your McCarthy Stone'.

Requests to address the meeting had been received from Councillor Ian Clark, a representative of Oundle Town Council and Rachel Clare, the agent on behalf of the applicant.

Councillor Ian Clark attended the meeting and addressed the committee as a representative of Oundle Town Council raising concerns with regards to the detrimental impact the development would have on existing infrastructure and amenity. Concerns regarding inadequate local services to accommodate additional users was also raised.

Rachel Clare attended the meeting and addressed the committee as the agent on behalf of the applicant to the proposed development. The agent explained to the committee regarding the circumstances and principles of the proposed development and explained to members that there had been no technical consultee objections and represented a high quality design within a highly sustainable location.

Following the conclusion of the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation that planning permission be granted subject to conditions included in the report and update and subject to the completion of an acceptable Section 106 agreement which secures appropriate planning obligations; and should an acceptable Section 106 agreement securing appropriate planning obligations not be completed by 2 December 2024, or any further extension of time agreed in writing between the applicant and the Local Planning Authority, that it be delegated to the Executive Director of Place and Economy to **REFUSE** planning permission. and it was seconded by Councillor Geoff Shacklock.

Members commented on the existing infrastructure in Oundle and the impact of any additional traffic would have on existing pressures. Members also commented on the need for older persons accommodations.

Following debate it was

RESOLVED

That planning permission be granted subject to conditions listed in paragraph 11 of the report and as updated within the committee update sheet and subject to the completion of an acceptable Section 106 agreement which secures appropriate planning obligations; and

Should an acceptable Section 106 agreement securing appropriate planning obligations not be completed by 2 December 2024, or any further extension of time agreed in writing between the applicant and the Local Planning Authority, that it was delegated to the Executive Director of Place and Economy to REFUSE planning permission.

(Members voted on the officers' recommendation to approve the application)

(Voting: For 9, Against 1)

The application was therefore
APPROVED

As the meeting had reached the guillotine, and as subject to the North Northamptonshire Council Constitution Part 3.2 Meeting Procedural Rules section 10. Councillor Paul Marks proposed and Councillor Ian Jelley seconded that the meeting be extended past the guillotine in order to complete the next substantive item on the agenda.

It was there therefore:

RESOLVED

That the guillotine be extended in order to complete the next substantive item of business on the agenda.

4.4 NE/24/00487/FUL - Newbrook Farm, Islington, Titchmarsh, NN14 3DG

Members received a report which sought planning permission for the Erection of B8 storage building at Newbrook Farm, Islington, Titchmarsh, NN14 3DG for Mr M Alderman. The Development 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. An update was also provided to members which stated that since the issue agenda, there have been three further objections received. The total number of objections received was 19 and these were dealt with within the officers report.

Requests to address the meeting had been received from Councillor Sylvia Prestwich, a representative of Titchmarsh Parish Council and Andrew Middleditch, the agent on behalf of the applicant.

Councillor Sylvia Prestwich attended the meeting and addressed the committee as a representative of Titchmarsh Parish Council raising objections with the proposed development due to the size and scale of the application site which was stated as not in keeping with the local area. Objections were also raised in relation to the detrimental visual impact of the proposed development along with inadequate road infrastructure needed to accommodate goods traffic.

Andrew Middleditch attended the meeting and addressed the committee as the agent on behalf of the applicant to the proposed development. The agent explained to the

committee regarding the circumstances and principles of the proposed development and explained to members that the application site was an established employment site and that the application involved replacing existing temporary storage containers with a permanent building to represent a single business unit. It was stated that the application would result in less traffic and would not result in increased intensity of the site.

Following the conclusion of the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation that planning permission be granted subject to conditions included in the report and it was seconded by Councillor Elliott Prentice.

Members raised no concerns with the proposed development.

Following debate it was

RESOLVED That planning permission be granted subject to conditions in paragraph 11 of the officer's report.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

As the meeting had reached the guillotine, and as subject to the North Northamptonshire Council Constitution Part 3.2 Meeting Procedural Rules section 10. Councillor Paul Marks proposed and Councillor Ian Jelley seconded that the meeting be extended past the guillotine in order to complete the next substantive item on the agenda.

It was there therefore:

RESOLVED That the guillotine be extended in order to complete the next substantive item of business on the agenda.

4.5NC/24/00232/DPA - 25 Coles Road, Priors Hall, Corby, NN17 5FS

Members received a report which sought planning permission for a change of use from C3 (Residential Dwelling) to Class C2 (Residential Children's Home) at 25 Coles Road, Priors Hall, Corby, NN17 5FS for Mr Mark Dumisani Makhumula: Real Care Pathways Ltd. The Development 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. An update was also provided to members which stated that additional objections had been received since the publication of the officers report. All concerns had been previously addressed.

A request to address the meeting had been received the applicant, Mark Makhumula

Mark Makhumula attended the meeting and addressed the committee as the applicant to the proposed development. The agent explained to the committee regarding the circumstances and principles of the proposed development.

Following the conclusion of the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation that planning permission be granted subject to conditions included in the report and it was seconded by Councillor Paul Marks.

Members raised no concerns with the proposed development and welcomed additional placements for vulnerable children in North Northamptonshire.

Following debate it was

RESOLVED That planning permission be granted subject to conditions in paragraph 11 of the officer's report.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

As the meeting had reached the guillotine, and as subject to the North Northamptonshire Council Constitution Part 3.2 Meeting Procedural Rules section 10. Councillor Paul Marks proposed and Councillor William Colquhoun seconded that the meeting be extended past the guillotine in order to complete the next substantive item on the agenda.

It was there therefore:

RESOLVED That the guillotine be extended in order to complete the next substantive item of business on the agenda.

4.6NE/23/01318/FUL - Friars Close Farm, Main Street, Barnwell, Peterborough

(Having declared an interest in this item Councillor Geoff Shacklock vacated his position on the committee)

Members received a report which sought planning permission for the conversion of and minor extensions to redundant agricultural barns to provide four dwellings, associated parking, hard and soft landscaping, and biodiversity enhancement at Friars Close Farm, Main Street, Barnwell, Peterborough PE8 5PX for Mrs Shacklock, Cook-Norum And Simpson. The Development 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. An update was also provided to members which stated that the proposed GA Ground & First Floor Plans Dwg 011 Revision A was omitted in error from Condition 2 of the report and therefore a corrected condition was proposed.

Requests to address the meeting had been received from Councillor David Brown, representative of Barnwell Parish Council and Will McCormack, agent on behalf of the applicant.

Councillor David Brown attended the meeting and addressed the committee as a representative of Barnwell Parish Council and stated that although the Parish Council did not object to the proposed development it sought to mitigate concerns regarding building outside of the village boundary, the protection of bat species and access roads.

Will McCormack attended the meeting and addressed the committee as the agent on behalf of the applicant to the proposed development. The agent explained to the committee regarding the circumstances and principles of the proposed development.

Following the conclusion of the public speakers and for the purposes of debate and in accordance with the Council's Constitution Rules 19.2 and 19.21 Councillor Wendy Brackenbury moved the recommendation that planning permission be granted subject to conditions included in the report and it was seconded by Councillor Paul Marks.

Members raised no concerns with the proposed development and welcomed bringing a derelict building back into use.

Following debate it was

RESOLVED That planning permission was granted subject to conditions listed in paragraph 11 of the officer's report and subject to the amended conditions as shown in the committee update report.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

29 Exempt Items

None

30 Close of Meeting

The meeting closed at 11.00 pm

Chair

Date