

South Northamptonshire Council

Planning Committee

Minutes of a meeting of the Planning Committee held at The Forum, Moat Lane, Towcester, Northants NN12 6AD on Thursday 11 April 2019 at 2.15 pm.

Present Councillor Fiona Baker (Chairman)
 Councillor Ken Pritchard (Vice-Chairman)
 Councillor Phil Bignell
 Councillor Rebecca Breese
 Councillor John Budden
 Councillor Roger Clarke
 Councillor Karen Cooper
 Councillor Rosie Herring
 Councillor Martin Johns
 Councillor Lisa Samiotis
 Councillor Mary-Anne Sergison-Brooke
 Councillor Elaine Wiltshire

Substitute Councillor Caryl Billingham MBE
Members:

Also
Present:

Apologies Councillor Carole Clarke
for Councillor Steven Hollowell
Absence:

Officers: Jim Newton, Assistant Director: Planning & Economy
 David Morren, Development Management Team Leader (Planning
 Enforcement & Trees Team)
 William Anstey, Principal Planning Officer
 Matthew Barrett, Solicitor
 Emma Faulkner, Democratic and Elections Officer

91 **Declarations of Interest**

6. Reuse And Recycling Centre, Main Road, Farthinghoe, NN13 5PB.

Councillor Phil Bignell, Declaration, as a Member of Cabinet, and would leave the meeting for the duration of the discussions.

Councillor Rebecca Breese, Declaration, as a Member of Cabinet, and would leave the meeting for the duration of the discussions.

Councillor Roger Clarke, Declaration, as a Member of Cabinet, and would leave the meeting for the duration of the discussions.

Councillor Karen Cooper, Declaration, as a Member of Cabinet, and would leave the meeting for the duration of the discussions.

92 **Minutes**

The Minutes of the meeting of the Committee held on 7 March 2019 were agreed as a correct record and signed by the Chairman.

93 **Chairman's Announcements**

The Chairman made the following announcements:

1. Members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Only those people who had registered, in line with the Committee's speaking procedure, could address the Committee. Members of the public were requested not to call out during the Committee's discussions on any item.
3. There were no planned fire drills so if the alarm did sound, evacuation instructions would be given by officers.
4. Requested that mobile phone be switched off.

94 **Proposed Pre-Committee Site Visits (if any)**

No pre-Committee site visits were proposed.

95 **Reuse And Recycling Centre, Main Road, Farthinghoe, NN13 5PB**

The Committee considered application S/2019/0112/FUL, the demolition of an existing storage shed and the erection of a new steel framed storage shed, at the Reuse and Recycling Centre, Main Road, Farthinghoe, NN13 5PB for South Northamptonshire Council.

On reaching its decision the Committee considered the Case Officer's report and presentation.

Resolved

That authority be delegated to the Assistant Director of Planning and Economy to grant permission for application S/2019/0112/FUL, subject to the following conditions:

Time limits and general implementation conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions 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 shall not be carried out otherwise than in complete accordance with the approved plans and documents:

Document Name/Plan Number	Date Received by Local Planning Authority
Site Location Plan J90-BRP-00-00-DRA- 0100-P02	15 January 2019
Existing Site Plan and Elevations J90-BRP-00-ZZ-DR-A-0101-P02	15 January 2019
Site Plan as proposed J90-BRP-00-00-DR-A-0102-P03	15 January 2019
Design and Access Statement Rev B January 2019	15 January 2019
Arboricultural Impact Assessment at Farthinghoe Recycling Centre 10 October 2018 by AT Coombes Associated Ltd	15 January 2019
Ecological Impact Assessment Report 776725-MLM-ZZ-XX-RP-J-0003 Rev C01 dated 14/03/2019	26 March 2019
Plans and Elevations – As Proposed J90-BRP-00-ZZ-DR-A-0200-P04	26 March 2019

unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason: To clarify the permission and for the avoidance of doubt.

3. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Section 7 of the Ecological Impact Assessment Report of 14 March 2019 by MLM Consulting Engineers unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Conditions requiring Local Planning Authority written approval or to be complied with before any development commences

4. Where an offence under Regulation 43 of the Conservation of Habitats & Species Regulations 2017 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

5. No development shall take place until the existing tree(s) to be retained as detailed in the 'Arboricultural Impact Assessment at Farthinghoe Recycling Centre' dated 10 October 2018 by AT Coombes Associated Ltd have been protected in the manner described in that report. The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development or demolition and shall be maintained until all equipment machinery and surplus material has been removed from the site. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies G3(A) and EV21 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Conditions requiring Local Planning Authority written approval or to be complied with by developer before specific construction works take place

6. A detailed schedule of materials and finishes to be used in the external walls and roof of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies G3(A) and EV1 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

7. Prior to commencement of the foundations of the building hereby permitted a scheme for the provision and implementation of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of the building hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy G3(M) of the South Northamptonshire Local Plan Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

Conditions to be complied with at all times

8. No external lighting shall be installed on the building hereby permitted without the prior express planning permission of the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

96 **Land Off Belle Baulk Towcester**

The Committee considered application S/2010/0090/OUTWNS, the reallocation of Section 106 funding to provide a Vehicle Activated Speed Sign on Northampton Road, Towcester.

In reaching its decision the Committee considered the Case Officer's report and presentation.

Resolved

- (1) That some of the secured Section 106 contribution be reallocated to an alternative scheme, to install a permanent Vehicle Activated Speed Sign at the top of Northampton Road, Towcester.

97 **Notification of Urgent Action: Entering into a section 106 agreement to secure the community fund contribution from Northampton Gateway Strategic Rail Freight Interchange**

The Committee considered a report of the Chief Executive, which detailed urgent action that had been taken regarding the signing of a Section 106 (S106) Agreement relating to the Northampton Gateway Strategic Rail Freight Interchange proposal.

The Assistant Director of Planning and Economy explained that due to the 1 April 2019 deadline for completing and signing the S106 agreement, it had not been possible for Planning Committee to consider the draft agreement. The urgent action procedure for the Council had therefore been followed, with the Chief Executive discussing the agreement with the Leader of the Council.

The signed agreement included a community fund element totalling £300,000, which would be administered by South Northamptonshire Council.

In response to questions from the Committee, the Assistant Director of Planning and Economy explained that the total amount of funds committed in the S106 agreement was more than £300,000, but it was only the Community Fund element for the parishes of Blisworth, Milton Malsor and Roade that SNC would be administering.

The Assistant Director of Planning and Economy also clarified that a final decision on the Strategic Rail Freight Interchange had not yet been made.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Karen Cooper that it be noted that the Committee were very disappointed with the amount allocated to the Community Fund for Blisworth, Milton Malsor and Roade.

Resolved

- (1) That the urgent action taken by the Chief Executive to authorise entering into a Section 106 agreement to secure community funding be noted.
- (2) That it be noted that the Committee were very disappointed with the amount allocated to the Community Fund for Blisworth, Milton Malsor and Roade.

98 **Appeals Progress Report**

The Assistant Director of Planning Policy and Development submitted a report which aimed to keep members informed upon applications which have been determined by the Council, where new appeals have been lodged. Public Inquiries/hearings scheduled or appeal results achieved.

Resolved

- (1) That the position statement be accepted.

99 **Urgent Business (previously agreed with the Chairman)**

There were no items of urgent business.

The meeting closed at 3.15 pm

Chairman:

Date: