

PLANNING POLICY COMMITTEE

Date: 25 July 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - Tony Boto (Vice - Chairman – in the chair)

David Bateman
Pauline Bradberry
Michael Finch
Glenvil Greenwood-Smith
Philip Hardcastle
Sylvia Hobbs

David Jenney
Bob Nightingale
Steven North
David Read
Pam Whiting

116. MINUTES

The minutes of the meeting held on 28 March 2011 were approved and signed by the chairman.

117. APOLOGIES FOR ABSENCE

The chairman, Councillor David Brackenbury, sent his apologies.

118. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

119. REVIEW OF ARTICLE 4(2) DIRECTIONS

The committee considered the need for revising the council's existing article 4(2) directions (a mechanism which allowed local planning authorities to withdraw permitted development rights in certain circumstances). The aim of a direction was to ensure that the traditional details which formed part of the character of an area were not removed or altered and that development which could damage the character of an area did not go ahead.

Four conservation areas were subject to an article 4(2) direction –

- Easton-on-the-Hill
- Collyweston
- Duddington, and
- King's Cliffe.

Members noted that the review was necessary because of amendments made to the Town and Country Planning (General Permitted Development) Order 1995. These included works involving the installation, alteration or replacement of a chimney, flue or soil vent pipe on a dwellinghouse, and the installation of microgeneration equipment, especially solar panels.

The following revisions were proposed to the existing article 4(2) directions to remove permitted development rights (those marked with an asterisk are not part of the existing directions):-

- Class A of part 1 of schedule 2 – *the enlargement, improvement or other alteration of a dwellinghouse*
- *Class B of part 1 of schedule 2 – *the enlargement of a dwellinghouse consisting of an addition or alteration to its roof*
- Class C of part 1 of schedule 2 – *any other alteration to the roof of a dwellinghouse*
- Class D of part 1 of schedule 2 – *the erection or construction of a porch outside any external door of a dwellinghouse*
- *Class G of part 1 of schedule 2 – *the installation, alteration or replacement chimney, flue or soil vent pipe on a dwellinghouse*
- Class H of part 1 of schedule 2 – *the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse*
- Class C of part 2 of schedule 2 – *the painting of the exterior of any building or work*
- *Class A of part 40 of schedule 2 – *the installation, alteration or replacement of solar PV or solar thermal equipment on (a) a dwellinghouse; or (b) a building situation within the curtilage of a dwellinghouse.*

The committee noted the intention of the officers to investigate if article 4 directions were appropriate for other conservation areas in the District. Members highlighted the need for additional guidance to be produced to specifically cover article 4 directions to enable the public living in those areas to know what might, and might not, be acceptable in terms of the directions. The desirability of reviewing all the representations received before the revised article 4 directions were finally adopted was also emphasised.

RESOLVED:

- (1) That, subject to the provisions set out below, approval be given to the revision of the four existing article 4(2) directions in accordance with the proposals set out in the preamble.
 - The committee consider all the representations received during the consultation period prior to a final decision being made, and
 - Draft policy guidance for householders being considered and approved by the committee after the consultation period.
- (2) That the committee acknowledges that a further report will be made to members, with recommendations relating to the existing conservation areas not covered by the article 4(2) directions.

(Reason – to ensure that the council is in line with current legislation).

Chairman