

# PLANNING POLICY COMMITTEE

**Date:** 19 November 2012

**Venue:** East Northamptonshire House, Cedar Drive, Thrapston

**Time:** 7.30pm

**Present:** Councillors: - David Brackenbury (Chairman)

Peter Baden  
Tony Boto  
Michael Finch  
Glenn Harwood MBE  
Sylvia Hobbs

David Jenney  
Gill Mercer  
Bob Nightingale  
Pam Whiting  
Peter Wathen (observer)

## **270. CHAIRMAN'S WELCOME**

The Chairman welcomed Councillor Peter Wathen, who was attending as an observer, to the meeting. The Chairman also welcomed Councillor Peter Baden who had replaced Councillor David Read as a member of the Committee. On behalf of the Committee, the Chairman recorded his appreciation for Councillor Read's work on the Committee.

## **271. MINUTES**

With reference to minute 242, Councillor Gill Mercer noted that the Committee had commented on the need for Members to be involved in the local listing of buildings of local architectural or historic interest.

The minutes of the meeting held on 22 October 2012 were approved and signed by the Vice-Chairman who had presided at the meeting

## **272. PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE (CIL) WORKING PARTY**

With reference to minute 241, the Committee was requested to appoint members to a Working Party to consider CIL in more detail prior to the formulation of the draft charging schedule. The Working Party would meet approximately monthly during the daytime until April 2013.

### **RESOLVED:**

That Councillors David Brackenbury, Tony Boto, David Jenney, Gill Mercer and Bob Nightingale be appointed to the above Working Party

## **273. APOLOGIES FOR ABSENCE**

Councillors Marian Holloman, Sylvia Hughes and Steven North sent their apologies.

## **274. DECLARATIONS OF INTEREST AND QUESTIONS**

There were no declarations of interest and no questions.

## **275. ROCKINGHAM DEVELOPMENT FRAMEWORK AREA LOCAL DEVELOPMENT ORDER**

The Committee considered a report of the Planning Policy and Conservation Manager concerning a proposal for investigations into the feasibility of introducing a Local Development Order for the potential development area around the Rockingham Motor Speedway.

In response to Members' questions, the following points were noted:

- A cost/benefit analysis would be carried out to assess, in particular, the potential increase in business rates income against the loss of planning fees.
- The land uses included in the LDO would determine whether or not warehousing would be "permitted development". The land uses included in the LDO would be for this Council to determine.
- The Council would be able to specify the proportion of B1, B2 and B8 uses permitted within the LDO area.
- Consultations would be undertaken with local residents and Parish Councils.
- There would be some impact on other work resulting from the initial investigation process, but as this would be conducted jointly with Development Control staff and Corby Borough Council, the impact would not be significant at this stage.
- The timescale for the preparation and adoption of any LDO would depend upon its content and would be addressed through further reports to the Committee when more information was available.

Members requested that progress on the formulation of any LDO be reported to the Committee and any significant decisions to be taken as part of the process be determined by the Committee.

### **RESOLVED:**

That further investigations take place, jointly with Corby Borough Council, into the suitability of taking forward a Local Development Order for the Rockingham Development Framework area.

*(Reason – to further investigate this new planning tool and the potential suitability of it for this specific area)*

## **276. PLANNING POLICY UPDATE**

The Committee considered a report of the Planning Policy and Conservation Manager providing updates on the North Northamptonshire Core Spatial Strategy and Four Towns Plan, and community progress on Neighbourhood Plans, Masterplans and Community Plans.

The Chairman reported that the Secretary of State had requested more time to decide whether or not to "call in" the planning application recently approved for the Rushden Lakes development. If called in, a Public Inquiry would be required which was likely to take a year or so to complete and the Retail Strategy would need to reflect the town centre based strategy with comment about the Rushden Lakes development position. If the application were not

called in, this Council would be able to determine it and the Retail Strategy could incorporate the development.

It was acknowledged that the prospective developers may elect not to proceed with the development as a result of the delay which would occur should the application be called in.

It was noted that some District/Borough Councils wished to determine settlement boundaries, whilst some preferred a criteria based approach. This issue had therefore been left open-ended by the emerging Core Strategy for respective District/Borough Councils to determine.

The Planning Policy and Conservation Manager confirmed that the publication of Natural England guidance on habitat regulations, which was awaited, would not delay the process significantly and also undertook to inform Members of the areas where the Environment Agency had requested changes to be made and to inform Members of the advice given by the Housing Strategy Team on the Affordable Housing Assessment.

**RESOLVED:**

That current progress be noted.

*(Reason – to provide an update on progress for Members' information)*

**Chairman**