

# PLANNING POLICY COMMITTEE

**Date:** 22 July 2013

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

**Time:** 7.30pm

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

<b>Peter Baden</b>	<b>Eloise Lucille</b>
<b>Glenn Harwood MBE</b>	<b>Gill Mercer</b>
<b>Sylvia Hobbs</b>	<b>Bob Nightingale</b>
<b>Sylvia Hughes</b>	<b>Steven North</b>
<b>David Jenney</b>	<b>Jake Vowles</b>

## 90. MINUTES

The minutes of the meeting held on 17 June 2013 were approved and signed by the Vice-Chairman.

## 91. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors David Brackenbury, Marian Hollomon and Jeremy Taylor.

## 92. DECLARATIONS OF INTEREST AND QUESTIONS

There were no declarations of interest and no questions.

## 93. NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY REVIEW – PROPOSED STRATEGIC SITE ALLOCATIONS AND DEVELOPMENT PRINCIPLES

The Planning Policy and Conservation Manager presented a report which requested direction for the potential allocation of specific major development site allocations at Rushden in the emerging North Northamptonshire Joint Core Strategy (JCS) Review.

It was noted that on 3 July 2012 the North Northamptonshire Joint Planning Committee (JPC) had approved the “North Northamptonshire Joint Core Strategy 2011-2013 Emerging Draft for Consultation”, which set out the initial draft vision, outcomes and policies for the emerging Joint Core Strategy (JCS). The Emerging Draft JCS document included the following proposed strategic sites in East Northamptonshire:

- Irthlingborough West (draft policies 23 and 29)
- Rushden East (draft policies 23 and 29)
- Rockingham Motor Racing Circuit Enterprise Area (draft policy 27)

During the consultation period a number of representations had been submitted to the Joint Planning Unit (JPU) regarding the proposed Rushden East urban extension and several additional/alternative strategic site proposals had been received which included Nene Valley Farm, Northampton Road, Rushden.

The JCS review proposed an overarching set of development principles and the Committee considered the draft site development principles for the Rushden East and Nene Valley Farm sites.

It was noted that Rushden Town Council would play a key role in the preparation of a Rushden East Masterplan.

It was also noted that the development principles would need to be in conformity with higher development plans such as the Core Strategy and appropriate references would need to be made in the document should the updated Core Strategy not be in place.

Members raised a number of concerns about the proposals, particularly in relation to the inclusion of small scale B8 (distribution) use, employment and the phasing of housing development, and transport.

The Joint Planning Committee would meet on 25 July to consider this matter and the views of the Planning Policy Committee would be reported to the meeting.

#### **RESOLVED:**

- i) That subject to the following amendments, the draft site development principles for Rushden East (Appendix 1 to the report) be endorsed.
  - Appendix 1, Paragraph 2 to be amended to accord with the deletion of sentence 3 of paragraph 4.3 of the report.
  - Appendix 1, Policy section to be amended to remove phrase “a similar number” and instead reference being incorporated to a greater number of jobs being provided on the site than the 2000 suggested the density of job provision and the phasing of housing provision specifically linked to job provision
  - Reference to be made to the potential need to widen the A6.
- ii) That subject to the following amendments, the draft site development principles for Nene Valley Farm (Appendix 2 to the report) be endorsed
  - Removal of the references to small scale B8 (distribution) use (section 2. and 7) and instead include a small percentage of other employment uses.

*(Reason – to ensure that East Northamptonshire Council continues to take a lead in taking the JCS review, the strategic element of the Local Plan, forward)*

#### **94. DRAFT STATEMENT OF COMMUNITY INVOLVEMENT**

The Interim Head of Planning presented a report regarding the Draft Statement of Community Involvement (SCI) which all Local Planning Authorities were required to prepare.

In 2006, a North Northamptonshire SCI had been adopted by the Northamptonshire Joint Planning Committee (JPC) and as a considerable time had passed since the adoption of the SCI, a revised SCI had been prepared jointly by the Joint Planning Unit and officers of the partner planning authorities to reflect changes to the development plan system since 2006.

The North Northamptonshire Joint Planning Unit would commence consultation in August 2013.

After giving consideration to the draft SCI, it was

**RESOLVED:**

That subject to the following changes, the draft Statement of Community Involvement be approved for consultation:

- “locally significant developments” in paragraph 5.12 of the Statement being amended to include developments which are clearly controversial;
- Page 6 of the Consultation Draft needs to put terminology in full i.e. SA - Sustainability Appraisal.

(Reason – to provide a revised SCI in line with legislation)

**95. LOCAL LIST OF HERITAGE ASSETS**

The Planning and Conservation Manager presented a report regarding work carried out in respect of a draft local list of heritage assets and sought the Committee’s approval for public engagement on local listing proposals.

A Local List highlighted buildings that might not meet the requirements of statutory/national listings but were valued at local level. Community engagement was fundamental to the process of local listing, and relevant Town and Parish Councils would be consulted as well as property owners affected.

Whilst local listing did not affect permitted development rights or generate additional prior consent applications, it would be a material consideration for any planning applications which were received.

The Committee noted that the Cottage, High Street, Chelveston was a listed property and would need to be removed from the draft Local List circulated.

**RESOLVED:**

That subject to the assessment methodology being revised to enable appropriate consideration/points to be awarded for buildings identified by communities for inclusion in other plans, for example design statements or community plans, the contents of the report be noted and public engagement on the local listing proposals be approved.

*(Reason – To assist with the production of the Local Plan)*

**96. RUSHDEN: APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA**

The Planning Policy and Conservation Manager reported that an application for a Neighbourhood Area designation had been received from Rushden Town Council under powers provided by the Localism Act 2011.

Details of the area and the reasons why the area was considered appropriate for designation were considered and it was noted that communities could apply for up to £7,000 of funding from "Locality" to support neighbourhood planning.

**RESOLVED:**

That support be given for consultation to commence on the proposed Rushden Neighbourhood Area

*(Reason – to enable work to commence on their Neighbourhood Plan)*

**97. PLANNING POLICY AND CONSERVATION UPDATE**

The Committee considered a report of the Planning Policy and Conservation Manager which provided updates on the North Northamptonshire Joint Core Strategy, the Four Towns Plan, Neighbourhood Plans and other key areas of planning policy and conservation work.

The release of funds from the Team's consultancy budget was sought in order to progress projects. There had been a number of changes to staffing within the team and to enable progress to continue on plan preparation, specifically the Wind Energy Supplementary Planning Document; funding was required to enable external consultants to be employed on a temporary basis.

It was noted that work continued to progress on the Core Strategy and other Development Plan documents and consultants BNP Paribas were currently undertaking a viability assessment on the emerging Core Strategy.

**RESOLVED:**

That current progress be noted and the release of £20,000 of funds from the Team's consultancy budget to enable projects to be completed be approved.

*(Reason – to provide an update on key aspects of work for Members' information and to ensure that progress continues to be made on preparing the Development Plan and associated projects)*

**98. IRTHLINGBOROUGH MASTERPLAN**

The Executive Director provided a verbal update on progress made with consultation on the draft Masterplan. Formal consultation would take place over the summer of 2013 and would make allowance for the holiday period. This would include publicity through the Council website and Nene Valley News as well as a consultation event later in the year.

**99. ADOPTION OF THRAPSTON COMMUNITY PLAN**

The Committee considered a report of the Executive Director which presented the final Thrapston Community Plan (Master Plan) for adoption by East Northamptonshire Council. The Plan had been developed in partnership with Thrapston Town Council, and in consultation with community groups, residents and young people. It formed the basis for an action plan for Thrapston Town Council and future statutory local development plans for the town.

A funding request from Thrapston Town Council to ENC had been approved in February 2012 and consultants had been appointed by the Town Council to carry out the consultation work and develop the plan. It was proposed to be adopted by the Town Council in July.

**RESOLVED:**

That the final Thrapston Community Plan be adopted.

*(Reason – to recognise the content of the plan in articulating the aspirations for residents and community groups, including the Town Council, for the future development of the town)*

**Chairman**