

PLANNING POLICY COMMITTEE

Date: 21 July 2014

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 8.00pm

Present: Councillors: David Brackenbury (Chairman)
Tony Boto (Vice-Chairman)

Marian Hollomon
David Jenney
Bob Nightingale
Steven North

Sarah Peacock
Jake Vowles
Pam Whiting

97. MINUTES

The minutes of the meeting held on 23 June 2014 were approved and signed by the Chairman.

98. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Peter Baden, Wendy Brackenbury, Glenvil Greenwood-Smith, Glenn Harwood MBE, Sylvia Hughes and Jeremy Taylor.

99. DECLARATIONS OF INTEREST

No declarations of interest were made.

100. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

101. REVIEW OF EXISTING ARTICLE 4 DIRECTIONS

The Senior Conservation Officer reported that on 25 July 2011 (minute 119 refers) the Committee had approved revisions to the Council's Article 4 Directions and work had been carried out to prepare draft Directions. As a considerable amount of time had passed since the Committee had considered the issues, and following the receipt of legal advice on procedural matters, the Committee was updated on the current position and requested to renew the authority to carry out the work to revise the Directions.

It was noted that only four conservation areas were subject to the existing Directions, although further Directions could be applied in due course, if it was felt pertinent to do so.

RESOLVED: That

- i) the revision of the four existing Article 4 Directions in accordance with the principles set out below, be approved.
- Class A of Part 1 of Schedule 2 – *the enlargement, improvement or other alteration of a dwelling house*
 - *Class B of Part 1 of Schedule 2 – *the enlargement of a dwelling house 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 dwelling house*
 - Class D of Part 1 of Schedule 2 – *the erection or construction of a porch outside any external door of a dwelling house*
 - *Class E of Part 1 of Schedule 2 – *the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure; or, a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.*
 - *Class F of Part 1 of Schedule 2 – *the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the 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*
- ii) that a further report will be submitted to the Committee for confirmation of the Directions in due course be noted.
(Reason - to accord with the legislation)

102. NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY REVIEW – EMERGING DRAFT JCS POLICY 14 DEENETHORPE AIRFIELD AREA OF OPPORTUNITY

The Committee considered a report of the Senior Planning Policy Officer outlining the current position on the review of the North Northamptonshire Joint Core Strategy and seeking further input from the Committee in relation to Policy 14 relating to the potential for an exemplar new village at Deenethorpe Airfield.

The issues to be considered in developing the policy, together with a masterplan and delivery strategy, were outlined.

Although envisaged to be larger settlements, the principles for the development of Garden Cities had relevance to the proposed development at Deenethorpe Airfield. These principles and those put forward by the promoters of the Deeneethorpe village proposals for making it a zero carbon development were set out in paragraphs 4.8 and 5.4 of the report.

RESOLVED: That

- i) the inclusion of the Area of Opportunity Policy for Deenethorpe Airfield in the Joint Core Strategy continue to be supported
- ii) subject to the target standards for quality etc being balanced with the viability of the scheme, the (still extant) national eco-towns standards set out in Appendix 2 to the report represent an appropriate basis for ensuring the highest possible quality of development.
- iii) subject to the inclusion of an appropriate principle in relation to education provision, the overarching development principles, to be covered by the development masterplan, set out in paragraphs 4.8 and 5.4 of the report, are regarded as sufficiently extensive and inclusive.

(Reason - to enable the overarching strategic element of the Local Plan (the Joint Core Strategy) to be taken forward to its formal submission to the Secretary of State with the utmost speed and efficiency)

R.5 RESOLVED TO RECOMMEND TO COUNCIL: That

a Steering Group be established, with similar Terms of Reference to the Rushden East Project Board, to work with the promoters of the development, local communities and infrastructure and service providers to test and refine the proposals for a new village through the preparation of a masterplan and the membership of the Steering Group be drawn from all Members of the Council.

103. RUSHDEN EAST VISION AND DEVELOPMENT OBJECTIVES

The Planning Policy and Conservation Manager reported that the Rushden East Project Board had agreed a draft Vision and Development Objectives at its meeting held on 11 June 2014 and had requested that these be submitted to the Committee for endorsement.

RESOLVED: That the Vision Statement and Development Objectives set out in Appendix 1 be endorsed.

(Reason - to enable progress to be made on policy development and masterplanning for Rushden East)

104 PLANNING POLICY AND CONSERVATION UPDATE

The Planning Policy and Conservation Manager provided the Committee with an update on work currently being undertaken by the Planning Policy and Conservation team.

RESOLVED: That the report be noted.

Chairman

Appendix 1: Rushden East Vision Statement

Introduction

Rushden has been identified as suitable for a sustainable urban extension in the emerging draft North Northamptonshire Joint Core Strategy. A site to the east of the A6 (known as 'Rushden East'), located between John Clarke Way and Newton Road roundabouts, has been identified as a broad location.

A site specific development plan document ('the Four Towns Plan'), to be prepared by East Northamptonshire Council, will define precise boundaries and policy expectations. Adoption of this document will be a pre-requisite before any planning applications are granted consent to ensure a sustainable development is realised.

Rushden East will offer an exciting opportunity for managed growth of the town over the next twenty years. The Rushden East Project Board has formulated the following Vision and Objectives to help shape the future development. This will be subject to further discussion and testing with key partners.

The Vision for Rushden East

Rushden East will be a truly sustainable and attractive development that helps meet the long-term aspirations for economic growth; offers a high quality of life for new and existing residents and enhances the image of the town as a whole. It will be a new distinctive neighbourhood with its own separate identity but well-connected and integrated with the town as a whole.

Providing new jobs will be just as important as new homes to help redress the balance of jobs to homes in Rushden as a whole. The site will support job creation, entrepreneurship and innovation. A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting businesses at home. It will meet the day to day community needs of residents on site but also contribute to enhancing Rushden as a whole, for example through the provision of high quality open space.

There will be a destination open space on site as well as other natural and formal green spaces and there will also be new connections to the wider Greenway network. The existing landscape character will inform the nature of the built development, including the treatment of the edges of the place to sensitively manage the change from town to country.

The development will be well connected to the rest of the town, especially the centre, for pedestrians and cyclists and by public transport and car. Where Hayden Road meets the A6, there will be a central access opportunity to the town. The character and environment of the A6 will be significantly changed between Newton Road and John Clarke Way to ensure a well-connected and high quality environment for people living at Rushden East whilst enabling relevant development and commercial opportunities such as a neighbourhood centre.

The site itself will include a connected grid of streets, fronted by buildings, reminiscent of the Victorian and Edwardian streets in the town. A main street will run through the development linking the roundabouts at Newton Road and John Clarke Way. The local centre, or centres, will be located at accessible intersections to capture passing trade and contain a mix of uses including primary schools. New homes will be generous-sized and include both affordable homes and specialist homes for the elderly.

Development Objectives

The development will deliver:

Economic

- Approximately 2,000-2,500 new homes including affordable homes and homes catering for the older population (bungalows, sheltered accommodation, and/or extra care facility).
- More new jobs generated than new homes built, with the employment-related uses coming forward before or in tandem with the housing.
- A mix of employment opportunities including offices and industrial premises as well as a local centre, small-scale business space and dwellings suitable for home working or business start-ups.
- The opportunity for further development beyond the current scale of development through safeguarding land and access opportunities.

Environmental

- A sensitively designed environment responding to the existing landscape character and features, including how the edge of the site is treated.
- New links to connect with the wider Greenway network.
- New and attractive destination open space.
- Green spaces with the imaginative use of water to both manage drainage and make them more attractive.
- A clear physical separation from the villages of Caldecott, Chelveston and Newton Bromswold but with footpaths and cycle ways to connect them to the new area.
- Enough green space to mitigate potential impacts on the Nene Valley Special Protection Area
- A permeable and well-connected grid of streets

Social

- Green spaces and community facilities managed by the Rushden Town Council (and Higham Ferrers Town Council if appropriate).
- On-site community facilities including two new primary schools, primary health care, new community space, land for a new cemetery and other local community facilities such as allotments.
- Land reserved for a potential new secondary school.