

# PLANNING POLICY COMMITTEE

**Date:** 10 December 2014

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

**Time:** 7.30pm

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

Peter Baden  
Wendy Brackenbury  
Sylvia Hughes  
David Jenney

Bob Nightingale  
Sarah Peacock  
Jeremy Taylor

## **282. MINUTES**

The minutes of the meeting held on 29 September 2014 were approved and signed by the Chairman.

## **283. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Tony Boto (Vice-Chairman), Glenvil Greenwood-Smith, Glenn Harwood MBE, Marian Hollomon, Steven North, Jake Vowles and Pam Whiting.

## **284. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **285. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3**

There were no questions submitted under Procedure Rule 10.3.

## **286. 2014 ANNUAL MONITORING REPORT –CALCULATING A FIVE YEAR HOUSING LAND SUPPLY FOR THE DISTRICT**

The committee noted that although there was no longer a requirement to submit a Local Development Framework Annual Monitoring Report to the Secretary of State, it was considered important for Members to be aware of the current five year housing land supply situation in East Northamptonshire.

The report highlighted the importance of being able to demonstrate a five year housing land supply in order to fulfil the requirements of the National Planning Policy Framework (NPPF). The accepted basis of the calculation was explored in the report, including confirmation of the council's position via recent local appeals. The assessment of the latest position showed that the council was comfortably exceeding the five year requirement at 8.37 years, despite a slow-down in completions in previous years.

**RESOLVED:**

- (i) That the five year housing land supply calculations against the Interim Housing Statement be noted.
- (ii) That the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2014 Annual Monitoring Report be endorsed.

*(Reason – To provide a robust housing land supply position on which to base planning decisions)*

**287. COMMUNITY INFRASTRUCTURE LEVY UPDATE**

The Planning Policy and Conservation Manager provided an update on work on the Community Infrastructure Levy (CIL), a charge on new development, which was intended to help fund a range of infrastructure that would be needed as a result of development and was intended to run alongside Section 106 (S106) agreements. The report highlighted the key issues in responses to the Draft Charging Schedule consultation and the changes to the use of S106 agreements from April 2015.

It was noted that 19 consultees had submitted responses to the Draft Charging Schedule consultation on various issues, including:

- Queries and concerns about the BNP Paribas Real Estate Viability Study, including issues about the methodology
- Issues with Charging Areas and Charges
- Issues with the draft r123 List (list of infrastructure items proposed to be funded by CIL)
- Issues about CIL spending and infrastructure priorities
- Support for an Instalment Policy
- Concerns about proposed Instalment timings and amounts
- Points about Exemptions and Relief from CIL charges

A verbal update was given in relation to legal advice received on the limits of S106 contributions after April 2015. It was clarified that up to 5 contributions could be used for a specific named project, such as an additional classroom for a school, whilst also being able to collect a further 5 pooled S106 contributions for education generally, for example.

It was noted that the recent announcement of central government funding for the upgrading of Chowns Mill roundabout would lead to an amendment of the draft r123 list, as might potentially revised infrastructure requirements arising from the emerging Core Spatial Strategy. However, the key current issue is the new viability work being undertaken by consultants for the emerging Core Strategy, which is expected to be completed by Christmas 2014. This would need to be reviewed by officers early in the New Year and might lead to the need for further viability work for the District. Should this be required, it would be undertaken early in 2015, after which the need for further modifications to documents before submission for Examination would be considered.

**RESOLVED:**

That the progress made be noted and a further report be submitted to the next meeting.

*(Reason – to progress the implementation of CIL.)*

**288. CONFIRMATION OF NEW NEIGHBOURHOOD AREAS FOR IRTHLINGBOROUGH AND STANWICK, AND REVISIONS TO DESIGNATED HIGHAM FERRERS NEIGHBOURHOOD AREA**

The Committee considered a report summarising the main issues arising from the statutory consultations regarding the designation of new Neighbourhood Plan area boundaries for the emerging Irthlingborough and Stanwick Neighbourhood Plans, together with revisions to the (already designated) Higham Ferrers Neighbourhood Plan area.

It was noted that none of the respective Parish Councils had presented any comments and that no other objections to the proposed boundaries had been received.

**RESOLVED:**

- (i) That the designation of a revised Neighbourhood Area for Higham Ferrers, aligned to the revised Higham Ferrers Parish area which came into effect on 15 October 2014, be approved. (Planning Policy Committee Agenda Item 5, 23 June 2014, Appendix 6).
- (ii) That the designation of new Neighbourhood Area for Irthlingborough in accordance with the area previously agreed for consultation by the Planning Policy Committee, be approved (Agenda Item 5, 23 June 2014, Appendix 1);
- (iii) That the designation of new Neighbourhood Area for Stanwick in accordance with the area previously agreed for consultation by the Planning Policy Committee be approved (Agenda Item 5, 23 June 2014, Appendix 7);

*(Reason - to enable work to commence on the Irthlingborough and Stanwick Neighbourhood Plans, and to align the emerging Higham Ferrers Neighbourhood Plan area with the revised Parish boundary)*

**289. PROPOSED REVISION TO THE CHELVESTON CUM CALDECOTT NEIGHBOURHOOD PLAN AREA BOUNDARY**

The Senior Planning Policy Officer presented a report setting out a proposed revision to the designated Neighbourhood Area boundary for Chelveston cum Caldecott. The proposal for the change was to bring the boundary into line with the changed Parish boundary resulting from the Community Governance Review.

**RESOLVED:**

That the statutory consultation in relation to the proposed revisions to the designated Chelveston cum Caldecott Neighbourhood Area be approved.

*(Reason - to ensure that the designated Chelveston cum Caldecott Neighbourhood Area is consistent with the new Parish boundary.)*

**290. DRAFT NORTHAMPTONSHIRE BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT**

The Planning Policy and Conservation Manager presented a report seeking endorsement of the Draft Northamptonshire Biodiversity Supplementary Planning Document (SPD) for public consultation in 2015. This had been prepared on a county-wide joint basis with each local authority being asked to consider and then adopt the SPD separately.

The proposed SPD would update the previous document adopted in 2011 in the light of the changes to the National Planning Policy Framework (NPPF), including the revocation of Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation. It was noted that the Natural Environment and Rural Communities Act 2006 required the council to have regard to the purpose of conserving biodiversity, so far as was consistent with the proper exercise of its functions.

The draft SPD builds on existing policies within the North Northamptonshire's Core Spatial Strategies (both adopted and emerging) and the Rural North, Thrapston and Oundle Plan (2011). It also contained information of use to applicants such as a simplified ecological survey calendar and list of important species and habitats found in the county. Suggestions were made by Members for the clarification of the category of species detailed in Annex 1 and for a key to be provided for Appendix 2 .

It was noted that officers would also review and respond to the consultation and Members were asked to refer any initial comments to them until the consultation dates and details were confirmed.

**RESOLVED:**

The Draft Biodiversity Supplementary Planning Document be approved for the purposes of public consultation.

*(Reason - to ensure that biodiversity is considered across the district)*

**291. 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 on the North Northamptonshire Joint Core Strategy, Four Towns Local Plan, Neighbourhood Plans and some other key areas of policy work. It was noted that the format would be updated in the new year to reflect the proposed plan for the Four Towns Local Plan.

The Chairman took the opportunity to thank officers for all their hard work during the year and to thank Members for their contributions.

**RESOLVED:**

That progress to date be noted.

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

**Chairman**