

# PLANNING POLICY COMMITTEE

**Date:** 24 July 2017

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

**Time:** 7.30pm

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

Wendy Brackenbury Gill Mercer  
Val Carter Sarah Peacock  
Sylvia Hobbs Jake Vowles  
Marian Hollomon Pam Whiting

## 116. PUBLIC SPEAKERS

In accordance with Council Procedure Rule 9, Mr Paul Shuttleworth addressed the meeting in relation to the Ashton Conservation Area Review.

## 117. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Farrar, Glenn Harwood MBE, David Jenney and Steven North.

## 118. DECLARATIONS OF INTEREST

No declarations of interest were made.

## 119. MINUTES

The minutes of the meeting held on 3 April 2017 were approved and signed by the Chairman.

## 120. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

## 121. ASHTON CONSERVATION AREA REVIEW

The Senior Conservation Officer presented a report which provided the responses to the public consultation which had been carried out in respect of the Ashton Conservation Area Review proposals and recommended the adoption of the conservation area appraisal and management plan together with the proposed conservation area boundaries.

A consultant had been appointed in 2015 to carry out the project work, to assess the village and its immediate environs, including the outlying Ashton Wold where there was currently no conservation area. The main recommendations were to extend the existing Ashton Conservation Area and to designate an additional conservation area at Ashton Wold. The Committee approved public consultation on the proposals in February 2016. Following the consultation it became apparent that further detailed work was required in respect of the draft conservation area appraisal and management plan, as well as the proposed boundaries. A specialist heritage landscape consultant was appointed to take the work forward, which culminated in the production of a revised set of proposals. A further round of consultation was carried out on the revised proposals in June 2017.

If the recommendations were approved there would be implications in terms of development/works within the areas, mainly:

- Planning permission would be required for the substantial or total demolition of any building or structure within the area
- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing applications for change in conservation areas;
- Householder permitted development rights would be slightly reduced; and
- Permission would be required to fell or lop a tree over a certain size.

During debate on the item, Members noted the observations made by Mr Shuttleworth, particularly around the development of a design code. Officers advised that they supported the principle of a design code and would be happy to work with the parish in developing a code. It was proposed that an additional recommendation be agreed to support the development of a design code by the village.

The Chairman congratulated the local community and stakeholders on all of their work in developing the documents.

**RESOLVED:**

- i) To adopt the Ashton Conservation Area Appraisal and Management Plan;
- ii) To adopt the extension to the existing Ashton Conservation Area in accordance with the plan;
- iii) To adopt the designation of a conservation area at Ashton Wold in accordance with the plan; and
- iv) To note that a design code will be developed by the village to support the management plan and which will be brought to a future meeting of the Committee for consideration.

*(Reason: To accord with legislation and enhance the quality of the local environment.)*

**122. REPORT FROM THE TRESHAM GARDEN VILLAGE PROJECT BOARD**

The Head of the North Northamptonshire Joint Planning and Delivery Unit presented a report which provided an update on the Tresham Garden Village and made a number of recommendations from the Project Board.

Policy 14 of the Joint Core Strategy (JCS) identified the potential to create an exemplary Garden Village at Deenethorpe Airfield. The Council had established the Deenethorpe Airfield Village Project Board to work with the promoters in shaping and testing the Garden Village proposals. Capacity support had been secured from the Government in March 2017 to progress the Garden Village as one of 14 initial projects across the country. The support comprised £228k capacity funding (for staff capacity, specialist advice, technical studies etc.) and assistance from the Homes and Communities Agency on viability issues.

The Deene Estate had requested that the village be named Tresham to commemorate the historic links between the Brudenell and Tresham families. The Project Board supported the name, subject to it being referred to as “Tresham Village” to avoid any confusion with Tresham College and the proposal was then consulted on for six weeks. Separate to the formal consultation process, discussions with DCLG had highlighted the importance of referring to the new villages supported by Government as “Garden Villages”. In view of this, the Project Board recommended that the working title for the project should be “Tresham Garden Village”. The Estate had indicated that they were comfortable with this but had made clear that its preference, in the long term, was for the village to be referred to as simply “Tresham”.

The concept, approach and rationale for the design of the village had been refined through the process of producing an urban design framework (UDF). The purpose of the UDF was to establish a robust structure for Tresham Garden Village so that the long-lasting elements of the place (landscape, movement and land-uses) could be agreed prior to the development of more detailed design work through the Masterplan. The Project Board recommended that the UDF be endorsed as the basis for further detailed design work.

The 2016 expression of interest submitted by the JPU in response to the Government’s prospectus on Locally-led Garden Villages had sought £650k over 2016/17 and 2017/18. The funding award for 2016/17 was £228k and DCLG had indicated that the 14 initial Garden Villages would be invited to bid again in July for a share of a further £3 million available for 2017/18. It was recommended that a bid be made for further capacity funding in 2017/18 based on the items in the original successful bid plus landscape design expertise to ensure that public realm issues could be addressed in detail, and funding towards the additional costs arising from the updating of the Northamptonshire Strategic Transport Model in order to assess the Garden Village proposal.

The Committee noted the proposed programme for completing the masterplan and delivery framework. The draft Masterplan and delivery Framework would be considered by the full Council meeting on 16 October and this would allow consultation to take place during the autumn rather than over the summer.

During debate on the item, Members highlighted their concerns around transport, particularly the number of entrances from the A427 and the impact of traffic in the surrounding villages including Cotterstock, Glapthorn and Benefield. Concerns were also raised about any delays in the project and the impact on the Council’s five year land supply and the effect that would have on the rest of the district.

**RESOLVED:**

- i) That the working title for the new village should be “Tresham Garden Village”;
- ii) That the updated work programme be endorsed;
- iii) That the Urban Design Framework be endorsed; and

- iv) That the outline bid for 2017/18 Garden Village Capacity Funding be approved.

*(Reason: To enable the Garden Village proposal to be progressed in accordance with Policy 14 of the JCS.)*

### **123. DISTRICT WIDE LOCAL PLAN PART 2: PROGRESS TO DATE**

The Planning Policy and Conservation Manager presented a report which provided an update on the progress of the District Wide Local Plan Part 2. The Local Plan had formally commenced in January 2017, with the Regulation 18 public consultation. Following the consultation, a series of workshops was now being undertaken to engage further with all Members in respect of the key topic areas of the Plan.

The Local Plan, together with its policies and allocations, must be evidenced based and in order to produce the Part 2 Plan the following evidence bases had been identified:

- Playing Pitch and Open Space Strategy
- Employment Land Assessment
- Strategic Environmental Assessment (including Habitat Regulations Assessment)
- Housing for Older People across Northamptonshire
- Housing Mix and Tenure
- Whole Plan Viability Study
- Infrastructure Delivery (local level)
- Strategic Flood Risk Assessment
- Transport Modelling
- Town Centre Assessments

Officers were drafting background papers which would reflect key areas of policy, for example residual housing requirement, green infrastructure provision and employment use. The papers would be discussed with Members either through workshops or reports to the Planning Policy Committee.

During debate on the item, Members raised concerns about the use of workshops. These were being held on an ad-hoc basis which meant that not all Members could attend. Officers advised that all Members were able and also encouraged to raise any issues with them directly. In response to a question as to why the Wind and Solar Power SPD was not mentioned in the report, officers confirmed that work was needed on that issue, especially in light of developments nationally.

#### **RESOLVED:**

That the progress of the preparation of the Local Plan Part 2 to date, alongside those issues raised within the body of the report be noted.

*(Reason: To inform legislative requirements in reporting plan progress through the published Local Development Scheme.)*

### **124. PLANNING POLICY AND CONSERVATION UPDATE**

The Planning Policy and Conservation Manager presented a report which provided an update on key areas of work being undertaken by the Planning Policy and Conservation Team.

Progress in respect of Neighbourhood Plans was:

- Chelveston cum Caldecott Neighbourhood Plan – Passed at referendum on 4<sup>th</sup> May 2017; “made” by the Council on 17 July 2017.
- Stanwick Neighbourhood Plan – Passed at referendum on 29 June 2017; “made” by the Council on 17 July 2017.
- Raunds Neighbourhood Plan – Examiner appointed 19 May 2017; Examiner’s Report due by August 2017, with referendum anticipated to take place during autumn 2017.
- Rushden Neighbourhood Plan – Regulation 14 consultation for first draft Rushden Neighbourhood Plan, 17 March – Tuesday, 2 May 2017 inclusive.
- Glapthorn Neighbourhood Plan – Regulation 14 consultation due to commence during July or August 2017.
- Brigstock Neighbourhood Plan – Regulation 14 consultation due to take place 1 August – 22 September 2017, inclusive.
- Oundle Neighbourhood Plan – the Plan had been submitted by Oundle Town Council to the Neighbourhood Planning Independent Examiner Referral Service (NPEIRS) in order to obtain a pre-submission health check review of the Plan. It was understood that the NPEIRS review had now been received by Oundle Town Council.
- Kings Cliffe Neighbourhood Plan – Regulation 14 consultation was about to start.

The Developer Contributions Working Group would be holding its initial meeting in early September. The Working Group would undertake a review of development contributions policies and prepare for the implications of the Government’s recent announcement through the Housing White Paper, which may see the introduction in the Autumn Statement of a Local Infrastructure Tariff to replace the Community Infrastructure Levy.

In response to a question as to whether the Developer Contributions Working Group should be delayed until more detail was known about what could be introduced, officers accepted that there was a need to see what was announced in the Autumn Statement, however there would still need to be a review of S106 Agreements.

## **RESOLVED**

That the current progress to date with local plan making, neighbourhood planning, historic conservation, Rushden SUE and Working Groups be noted.

*(Reason – to keep Members informed as to current progress with plan making.)*

**Chairman**