

PLANNING POLICY COMMITTEE

Date: 18 February 2019

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: David Brackenbury (Chairman)
Tony Boto (Vice-Chairman)
David Jenney (Deputy Leader of the Council)

Val Carter Gill Mercer
Marika Hillson Jake Vowles
Sylvia Hobbs Pam Whiting

411. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Steven North and Sarah Peacock.

412. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 21 January 2019 were approved and signed by the Chairman.

413. DECLARATIONS OF INTEREST

No declarations of interest were made.

414. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

415. DEVELOPMENT MANAGEMENT CHARTER

The Planning Development Manager presented a report which sought approval of a revised Development Management Charter, to replace the current Development Control Charter which was last updated in 2011.

The Development Management Charter was considered to be a useful document as it explained in simple terms to customers what services the Development Management team provided, what customers could expect in relation to those services and the targets the team strove to achieve.

The Planning Management Committee had considered the draft document and had resolved to recommend it to the Planning Policy Committee for approval.

It was moved and seconded that the Charter be amended to include an objective to protect agricultural land.

RESOLVED:

- (i) That the revised Development Management Charter be adopted and replaces the Development Control Charter 2011, subject to the inclusion of an objective to protect agricultural land;
- (ii) That delegated authority is given to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Planning Policy Committee, to agree the exact wording of the objective to protect agricultural land; and
- (iii) That delegated authority is given to the Planning Development Manager to update internet links contained in the document from time to time, to ensure that the Charter remains relevant and up to date.

(Reason: To ensure that the Development Management Charter is up to date and meets current practice.)

416. PUBLIC SPEAKERS

At the invitation of the Chairman, three members of the public addressed the meeting in respect of the Draft Local Plan Part 2 Consultation Representations, particularly in respect of Oundle.

417. DRAFT LOCAL PLAN PART 2 CONSULTATION REPRESENTATIONS

The Planning Policy Manager presented a report which highlighted the key issues arising from the recent non-statutory public consultation undertaken on the draft East Northamptonshire Local Plan Part 2. A document detailing further representations in respect of the proposed site allocations in Oundle had been circulated.

Consultation on the draft Local Plan Part 2 had taken place for a six week period from 2 November to 17 December 2018. It was agreed to extend that period to allow for further representations to be made in respect of the proposed Oundle housing site allocations only, to take account of additional evidence made available in relation to the site selection/ appraisal process. 298 representations had been submitted in response, amounting to over 2,500 separate comments.

All of the representations would be reviewed and brought back to future meetings of the Committee for consideration, with the aim of a consolidated revised Local Plan Part 2 being agreed at the 29 April meeting.

During discussion on the item, Members made a number of comments on the consultation. In relation to Oundle, a number of concerns were raised including:

- The Economic Prosperity Chapter made no mention of Fairline, as a significant employer in the ward;
- Oundle Town Council (OTC) had been working on a Neighbourhood Plan for the area for some time;

- Concern was expressed in early 2017 that ENC was calling for sites, when OTC were already working on responses to their call for sites as part of the neighbourhood plan process;
- 70% of the responses to the consultation were from Oundle, the majority questioning the site allocations. Over 300 residents had attended a public meeting on the issue;
- There appears not to be a good working relationship between ENC and OTC. Local ward members want to work with ENC and the process would be much easier if all parties worked together. A sensible working dialogue with OTC was needed;
- OTC had received letters about provision of cricket pitches, open green space and links to the greenway from developers which would all be lost.
- There was a need to ensure that the Local Plan Part 2 was delivered before the introduction of any new local government arrangements to ensure appropriate protection to those communities which did not have a neighbourhood plan

In response, Officers advised that a lot of the responses from Oundle were very similar but were very clear on the issues. ENC had worked with OTC on their neighbourhood plan over the years with a number of meetings having been held. With regards to the site allocations, officers needed to look at all of the responses and give due weight to them. A lot of sites had been looked at and it was unfortunate that the AECOM evidence had been received at the end of the consultation, which was why the consultation had been extended for that particular area. The three sites which had been identified also appeared in the draft Neighbourhood Plan but it was the scale of development of the sites which appeared to be the issue. The NPPF required the efficient use of land and the appropriate density of the sites had been discussed as some of the densities were extremely low in the sites identified in the Neighbourhood Plan. The Neighbourhood Plan had not passed the Regulation 14 process as it had failed the basic conditions to go forward to examination. The viability of the sites had to be tested and there was no evidence yet to confirm any developer contributions. Officers had worked with OTC and the Neighbourhood Planning group but it was clear that there were a number of issues to be addressed. The Local Plan Part 2 could not go to examination without a proposal to meet the housing shortfall in Oundle.

It was also raised that that a number of issues had been highlighted at past meetings of the Planning Management Committee around NCC Parking Standards and distances between buildings and it was requested that these be addressed through the Local Plan Part 2. The Head of Planning Services clarified that officers would consider the best approach to deal with those issues.

RESOLVED:

That the progress with the draft Local Plan Part 2 including the completion of the non-statutory consultation stage of the plan preparation process be noted.

(Reason: To ensure councillors are aware of the range of responses that have been received and the areas where further work will be required before the Local Plan Part 2 can reach pre-submission format in order to meet the deadline of completion of the statutory Development Plan for East Northamptonshire in the period leading up to the transition to a new North Northamptonshire unitary authority.)

418. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.58pm, the Chairman proposed the suspension of Council Procedure Rule 8 (Duration of Meeting) to enable the Committee to conclude the business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to complete the business on the agenda.

Chairman