

# PLANNING POLICY COMMITTEE

**Date:** 11 March 2019

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

**Time:** 7.00pm

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

Val Carter  
Marika Hillson  
Sylvia Hughes  
Gill Mercer

Roger Powell  
Jake Vowles  
Pam Whiting

## . **APOLOGIES FOR ABSENCE**

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

## . **MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 18 February 2019 were approved and signed by the Chairman, subject to:

### Minute 417 – Draft Local Plan Part 2 Consultation Representations

Additional bullet point to be added to fourth paragraph:

- Officers were requested to contact Oundle Town Council to ascertain the current position of their Neighbourhood Plan.

Additional sentence to be added to sixth paragraph, to read “Members were concerned to ensure that the progress of the Plan was on track to meet the agreed deadline and requested that an update on progress be brought back to the Committee.”

## . **DECLARATIONS OF INTEREST**

No declarations of interest were made.

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

There were no questions submitted under Procedure Rule 10.3.

## **DRAFT LOCAL PLAN PART 2 CONSULTATION – RESPONSES TO REPRESENTATIONS AND POLICY IMPLICATIONS**

Further to the meeting held on 18 February 2019, the Planning Policy Manager presented a report which set out the prepared responses to representations raised in respect of the following chapters of the draft Local Plan Part 2:

- Natural Capital (section 5.0)
- Social Capital (section 6.0)
- Town Strategies (section 9.0)

Upcoming meetings of the Committee would consider the implications of the remaining sections of the Plan.

Potential outcomes were considered in terms of the following three categories:

- No further changes required
- Proposed changes to text and/or policies
- Additional evidence required to determine whether amendments were required to address the representation

Agreement of the actions proposed would allow officers to revise the text/policies of the draft Local Plan, taking into account the completed set of evidence based documents. The revisions would be consolidated into a 'Pre-submission' version of the Local Plan Part 2 which, following approval by the Committee, would be subject to a statutory six week consultation period in advance of a formal submission to the Planning Inspectorate for examination.

During discussion on the item, issues around Oundle's Neighbourhood Plan were again raised. A planning advisor had now been engaged by the Town Council and they were keen to work and get agreement with ENC. It was expected that the detailed submissions on the sites identified within their Neighbourhood Plan would be available within three weeks. In response, officers confirmed that they were happy to meet with the Town Council to discuss the issues and try to find a way forward. ENC had previously been advised that the Neighbourhood Plan would be resubmitted in February but it was still awaited. It was important that the Town Council's position was known.

The Committee considered each of the chapters in turn and made a number of comments, including:

### **Chapter 5 – Natural Capital**

#### *Policy EN10 - Enhancement and provision of open space*

- This was an opportunity to look at Policy EN10 in more detail and what it was intended to do. An Open Space SPD had already been adopted and different documents carried different weight.
- The dwelling threshold identified in representation 2502 needed to be in line with the JCS.

#### *Policy EN11 - Enhancement and Provision of Sport and Recreation Facilities*

- The wording of the response to representation 2218 should be made more positive by changing the focus to encouraging the bringing forward of additional facilities.

## Chapter 6 – Social Capital

### *Paragraph 6.3 – Community services and facilities*

- Acknowledges that larger villages would provide a good opportunity for development.

### *Policy EN12 – Design of Buildings*

- The proposed changes to the text to ensure accessible amenity space were welcomed.
- Representation 1131 – there was not time to develop an SPD on amenity space. Officers undertook to consider this issue further.
- Representation 1133 – electrical charging points would become more prevalent going forward. Officers undertook to consider this issue further.
- Representation 1238 – reference to the existing Shop Front Design SPD needed to be included.
- Representation 1294 – need to include more in the Local Plan Part 2 about encouraging less light pollution.
- Representation 2299 – supported the possible consideration of a policy on HMOs minimum space requirements.
- Parking standards – NCC standards had not been adopted by ENC and that had caused a number of issues when considering planning applications. Could consideration be given to look at adopting those parts of the standards which fitted ENC's requirements?

### *Policy EN16 – Tourist Accommodation*

- Representation 959 – it was understood that a hotel study had been undertaken in the district. Officers confirmed that a study had been done for Phase 2 of Rushden Lakes, but the evidence submitted stated that a hotel was not viable. However, in general the Plan recognises that hotel provision was desirable, particularly in the south of the district.

## Chapter 9 – Town Strategies

### *Paragraphs 9.53, 9.54, 9.55 – Car Parks*

- Needed to be aware that one of the car parks in Oundle would be lost in around eight years.

### *Policy EN36 – Rectory Business Centre, Rushden*

- In Rushden, parking was not just a town centre issue. There were lots of problems with parking across Rushden as a whole.

### *Paragraph 9.6-9.8 – Reimagining Town Centres*

- Representation 699 – Planning for economic development was a major issue for the Rushden East urban extension and members did not believe that the policy was worded strongly enough. A previous NCC planning application had totally ignored adopted policies. Could the Local Plan Part 2 be used to protect the area? The JCS was clear on development in the countryside and did not support industrial development.

*Policy 39 – Former Rushden and Diamonds FC Stadium Site, Nene Park*

- Owners of the site were looking to challenge the flood risk mapping. Officers confirmed that these representations had yet to be addressed by the Environment Agency.

Following consideration of the three chapters Members requested that any updates made be shown with track changes highlighted.

**RESOLVED:**

That the actions recommended in respect of the following sections of the Plan – Natural Capital, Social Capital and Town Strategies, be approved thereby allowing, where necessary, further work to be undertaken to ensure that the draft Local Plan is properly prepared to allow a pre-submission draft to be considered for public consultation.

*(Reason: To provide a clear steer to councillors on the issues that need to be addressed to ensure the preparation of a pre-submission plan meets legislative requirements and provide clear policy guidance.)*

**SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 8.59pm, 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**