

# PLANNING POLICY COMMITTEE

**Date:** 1 April 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 Sarah Peacock  
Sylvia Hobbs Jake Vowles  
Gill Mercer

## **495. WELCOME**

The Chairman welcomed Keith Osborne, temporary Democratic Services Officer, to the meeting.

## **496. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Marika Hillson and Steven North.

## **497. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 11 March 2019 were approved and signed by the Chairman.

## **498. DECLARATIONS OF INTEREST**

No declarations of interest were made.

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

There were no questions submitted under Procedure Rule 10.3.

## **500. LOCAL DEVELOPMENT SCHEME 2019/20**

The Committee received a report from the Head of Planning Services presenting a revised Local Development Scheme (LDS) which set out a realistic timescale for the Council to move through the key statutory processes required to enable the final draft Local Plan to be 'submitted' for an Examination in Public by the Planning Inspectorate, working on behalf of the Secretary of State.

The proposed revised LDS stages and timescales were as follows:-

Stage	Timescale
Pre-Submission Local Plan public consultation (Regulation 19)	August/September 2019
Submission of Local Plan to Secretary of State (Regulation 22)	October 2019
Local Plan Examination in Public Hearings (Regulation 24)	January/February 2020
Public Consultation on Main Modifications to the Local Plan	March/April 2020
Receipt of Planning Inspector's Report (Regulation 25)	May/June 2020
Adoption of Local Plan (Regulation 26)	Summer 2020

#### RESOLVED:

That the revised LDS timetable for the preparation of the East Northamptonshire Local Plan (as set out above) be approved.

*(Reason – To inform the legislative requirements, which are to be included in the revised LDS).*

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

Further to the last meeting, the Planning Policy Manager submitted a report considering the policy implications arising from the representations submitted on the draft Local Plan in respect of Chapters 1, 2 and 7.

As previously, the report recommended, in respect of each representation received –

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

The Committee considered each of the chapters in turn, starting with Chapter 7 - **Economic Prosperity**. The following comments and conclusions were made:-

##### *Policy EN17 – East Northamptonshire Enterprise Centre*

- It was recognised that the wording was now out of date, since the recent granting of planning permission for the Enterprise Centre on a site at Warth Park, Raunds, but Members agreed that the policy criteria should be retained

##### *Large Distribution Units*

- Members accepted that the issue raised by Councillor Mercer could be satisfied by imposing a condition and that the Plan should not include an additional policy

##### *Broadband*

- Councillor Mercer wished to see a policy to require or encourage broadband on developments of more than 10 houses. The officers asked for clarification and would consider whether changes were required following further representations from Councillor Mercer

### *Pollution – Air Quality*

- The officers maintained that a Supplementary Planning Document would be preferable to a policy; as its purpose would be to amplify current adopted JCS policy on this matter, and as it could be updated more easily. No changes to the Plan were made

### *Paragraph 7.36 - Nene Valley Business Park, Oundle*

- Councillor Vowles expressed the concern of Oundle residents at the identification, in the adopted Northamptonshire County Council Minerals and Waste Local Plan, of this site as suitable for waste management facilities. Members appreciated that representations should be made in the context of the review of that Plan, and that it should be emphasised that the Council would welcome consideration of other uses for the site. The officers would consider amending paragraph 7.36.

### *Paragraph 7.8 – Raunds*

- Reference to be made to East Northamptonshire Enterprise Centre

### *Policy EN17 – East Northamptonshire Enterprise Centre*

- The words “unless a town centre location is proposed where a lower standard may be justified because of access to good transport links” to be deleted from the proposed change to criterion (b) of the policy

### *Paragraph 7.58 – Impact test thresholds for retail development*

- The word “by” to be deleted in the second sentence of the proposed change

There were no significant issues arising from consideration of the representations on Chapters 1 and 2 (Introduction and Area Portrait).

### *Rushden Lakes - Land to the west*

- The Head of Planning Services indicated that he would be arranging a meeting with the developers LXB to precisely ascertain the nature of their proposals for this land. The purpose of this meeting would be to enable a proper understanding of whether or not it would be appropriate and procedurally and legally feasible, including within the newly agreed timetable for the formal submission of the Local Plan to the Secretary of State, to incorporate LXB’s proposals within the Local Plan Part 2, or whether the proposals should be handled in a different way. There was considerable discussion on this topic. Although some Members wished to see changes to the Local Plan at this stage to include a policy position to support the development of the land, officers strongly encouraged a cautionary approach whilst further discussions were held with LXB to clarify the company’s position and intentions, and it was agreed that a further report be made to the Committee following the meeting with LXB.

## *Chelveston Renewable Energy Park*

- Although no changes were recommended to the Plan at this stage as a result of the representations by Federal Estates, the Head of Planning Services reported that the officers would be holding discussions with them and would report back to the Committee once further details of their employment proposals had been ascertained. Further discussion, as with the Land to the West of Rushden Lakes noted above, on whether changes needed to be made to the Plan would be held in the light of that information.

Subject to the above, Members accepted the recommendations by the officers for

- a) changes to text/and or policies or
- b) additional evidence required in a large number of instances to determine potential change or address representations.

These were:-

### ***Chapter 1 - Introduction***

Context for the Plan - para 1.15 - 1.17

Contents - Section 1.0

Foreword - Section 1.0

Sustainability appraisal - para 1.25 – 1.26 (numerous sections relating to District-wide and Oundle)

Soundness tests - para 1.18/Section 1.0

Habitat Regulations assessment - para 1.27-1.28

### ***Chapter 2 – Area Portrait***

Descriptive accuracy - para 2.2

Soundness tests - section 1.0

Structure - section 1.0

Oundle – paras 2.20 and 2.24

Section 2.0

Irthlingborough – para 2.15 - 2.19

### ***Chapter 7 – Economic Prosperity***

Evidence - para 7.59

East Northamptonshire Enterprise Centre - EN17 & criterion (b) (as modified above) and EN17 (f)

Town Centre Uses around Local Centres - EN22

Large Distribution Units – Section 7.0

Rushden East - para 7.20

Oundle Marina - para 7.20

Town Centres and Primary Shopping Areas - EN 20

Rockingham MRC - para 7.19

Protected Employment Areas - EN 18 & footnote; criterion (a) & (c)

Delivering Jobs - paras 7.20, 7.4, 7.17, 7.23 and 7.28

Para 7.8

Macro-economic context - paras 7.4, 7.3 and 7.6

Priority economic sectors – paras 7.12 and 7.15

Policy EN19

Protection of existing employment areas - para 7.31

Para 7.1

Relocation and/or expansion of existing businesses – criterion (a)

Town Centres and primary shopping frontages – EN20 & criterion (c)

Impact test thresholds for retail development – EN21 (as modified above)

Development of main town centre uses - EN22

**RESOLVED:**

That the actions recommended in respect of the following sections of the Plan –

- Introduction
- Area Portrait and
- Economic Prosperity,

be approved, taking into account amendments proposed through the Committee, thereby facilitating, 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 provides clear policy guidance).*

**502. SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 8.58 pm, 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**