

PLANNING POLICY COMMITTEE

Date: 11 February 2010

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: - John Richardson MBE (Vice Chairman) In the Chair
Andy Mercer (Leader of the Council)

David Bateman
Tony Boto
Lisa Costello
Michael Finch
Roger Glithero JP

Dudley Hughes JP
Eloise Lucille
Phillip Stearn
Robin Underwood
Pam Whiting

PART A ITEMS

346. MINUTES

The minutes of the meeting held on 29 October 2009 were approved and signed by the Chairman.

347. APOLOGIES FOR ABSENCE

Councillors David Brackenbury (Chairman), Sean Lever and Steven North sent their apologies.

348. DECLARATIONS OF INTEREST

No interests were declared.

349. QUESTIONS FROM MEMBERS UNDER COUNCIL PROCEDURE RULE 10.3

In the absence of the Chairman, Councillor Boto asked the Vice Chairman, Councillor Richardson, the following question under Council Procedure Rule 10.3: -

“As Members of the Committee may be aware, Raunds already has a high number of take-away food outlets in relation to its size. As retail units become available more and more planning applications appear for new take-away facilities. Residents become increasingly alarmed as one application after another seems to hit our planning department for “yet another take-away” in the town.

Takeaways can provide a valuable service to communities but they also have downsides in terms of late night noise nuisance and can attract those wishing to engage in anti social behaviour (frequently from outside of the town). They also, unfortunately, add to littering problems and exclude the potential for more varied retail uses.

It is my understanding that Local Authorities are able to define the numbers of such outlets by area which can be permitted before “saturation” is reached but I am unaware of the existence of any such policy within the District of East Northamptonshire. Am I correct in my assumption?

If so, is it not time for the Council to adopt a saturation policy with regard to takeaways for the District? With an effective policy in place our planning department would have the option to refuse applications in areas where the present density of takeaway outlets is already high.”

The Vice Chairman replied to Councillor Boto’s question as follows:

“The newly published planning Policy Statement 4 sets out the Government’s policy for town centres and main towns centre uses. In particular, PPS 4 highlights that when preparing development plans, Local Planning Authorities should identify what they regard as primary shopping areas.

Local Planning Authorities should also identify an appropriate town centre boundary within which the development plan should seek to locate other town centre uses, and it may be appropriate to define other areas within the town centres but outside the primary shopping frontage where specific uses are encouraged.

PPS 4 suggests that to ensure that town centre uses are able to benefit from the centre’s accessibility, that town centre boundaries are not drawn too widely.

As part of the emerging Four Towns Plan the Council will be in a position to define town centre boundaries and a paper is to be considered at future working party meetings in this regard. Whilst in the past as part of Local Plans some authorities sought to restrict the number of takeaway and restaurant uses within the defined shopping frontages (on the basis of a maximum proportion of non A1 retail units) these policies were often challenged successfully at appeal.

As part of the new Local Development Framework system a policy based simply on the proportion of takeaways that would be allowed within any defined shopping area or frontage would not meet the tests of “soundness”. What members may wish to consider though as part of the emerging plan is a new criteria based policy that looks at the viability and vitality of shopping centres and how this may be affected by the introduction of other uses.

Any new policy would have to be put in place as part of the production of a Development Plan and cannot be introduced without going through this process.”

350. MINUTES OF WORKING PARTY MEETINGS

The minutes of the Joint Working Party held on 10 December 2009 and Raunds Area Working Party held on 21 January 2010 were received and are attached to these minutes.

RESOLVED:

- (1) That all reference to Raunds Town Council under Minute 3.6 of the Raunds Area Working Party be deleted.
- (2) That the following recommendation under Minute 4.7 of the Joint Working Party be approved: -

That work on producing the Four Towns Plan start immediately and that progress be made on the following areas:

- (a) Moving to preferred options status on the Four Towns Plan by progressing Housing and Employment land site allocations using, as far as possible, in house resources;*
- (b) Report back to the next meeting of the Planning Policy Committee on:
 - additional capacity requirements to overcome blockages to further progress with the in-house team
 - list of essential and optional policies
 - progress on alternative funding; and*
- (c) A future joint meeting of the Three Towns and Raunds Area Working Parties be held to consider the policies previously considered in the respective Preferred Options documents.*

351. RURAL NORTH, OUNDLE AND THRAPSTON (RNOT) PLAN – PROPOSED MODIFICATIONS

Further to Minute 203 (29 October 2009), Members considered the modifications required to the RNOT Plan and a draft letter to the Secretary of State requesting a meeting to discuss the modifications.

The modifications document set out the reasons for the request to modify Policy OUN1 and the village boundaries, which included further consultation on boundary issues with relevant Parish Councils. Members noted that changes to village boundaries had been made following discussions with Ward Members.

It was suggested and agreed that the fourth and fifth paragraphs on page 7 of the modifications document be amended to ensure that a more positive statement was made about the decisions taken at the Planning Policy Committee meeting on 9 February 2009. It was also agreed that these changes be mentioned in the covering letter.

RESOLVED:

That the modifications document, subject to the amendments suggested by Members being included, be approved for submission to the Secretary of State, and that the covering letter be approved by Councillors Andy Mercer, David Brackenbury and John Richardson before it is sent to the Secretary of State.

352. LOCAL DEVELOPMENT SCHEME UPDATE

The Committee considered a draft revision to the Council's Local Development Scheme (LDS) and timetable following the decision at the last meeting (29 October 2009) to commence work on the preparation of a Four Towns Plan.

The Head of Planning Services emphasised that the timetable of work for the Development Plan Documents detailed under Annex 3 would be undertaken subject to available resources.

Members considered that further work on preparing an LDS timetable for a possible review of the RNOT Plan should be held in abeyance until the requested meeting with the Secretary of State had taken place to discuss the Council's position on the Plan.

RESOLVED:

- (1) That the revisions to the Local Development Scheme (LDS) timetable for the preparation of the Four Towns Plan (February 2010 – April 2013), set out in paragraph 3.2 of the report and Annex 3, be agreed, subject to the deletion of the suggested adoption data for the RNOT Plan under Annex 3.
- (2) That a letter be sent to the Government Office (GOEM) (on behalf of the Secretary of State), setting out revisions to the LDS Project Plan and timetable seeking agreement to bring this timetable into effect; that the letter specifies that any adoption timetable for the RNOT Plan has to be dependent upon the outcome of the discussions with the Secretary of State; and that the letter be approved by Councillors David Brackenbury and John Richardson before it is sent to GOEM.

353. UPDATE ON NORTH NORTHAMPTONSHIRE SUPPLEMENTARY PLANNING DOCUMENT ON DEVELOPER CONTRIBUTIONS

Members received a progress report on the development of a Joint North Northamptonshire Supplementary Planning Document (SPD) for developer contributions, which included reference to the proposed introduction of the Community Infrastructure Levy (CIL).

Owing to the Joint Planning Unit consultation deadline, it was suggested that a small group of Members be appointed to consider the Document in detail and report back to the next meeting of the Planning Policy Committee on 15 April. It was mentioned that the Document was also being considered by the Joint Planning Committee at its meeting on 4 March and it was agreed that it be sent to Members on the group once it had been received.

RESOLVED:

- (1) That the Developer Contributions Supplementary Planning Document be considered by a small Member working group comprising Councillors Brackenbury, Glithero, Lucille, Richardson and Underwood, and that the group reports back to the next Planning Policy Committee meeting on 15 April, with recommendations.
- (2) That the draft paper on Developer Contributions being considered at the next Joint Planning Committee meeting on 4 March be circulated to members of the group for consideration when it is received.

354. UPDATE ON NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY REVIEW

The Committee received an update on the review of the Joint Core Spatial Strategy being undertaken by the Joint North Northamptonshire Planning Unit, and on the Stakeholder Workshops held in September 2009 and the Rural and Market Towns Workshop held in January 2010.

It was reported that the Manager of the Joint Planning Unit, Andrew Longley, had offered to give a presentation on the work being undertaken by the Unit on the Strategy Review and it

was agreed that he be invited to give a presentation to the Planning Policy Committee, with all Members of the Council invited, before its next meeting in April at a date to be arranged.

Members noted the report and it was

RESOLVED:

That Andrew Longley be invited to give a presentation to the Planning Policy Committee, at a date to be arranged, and that all Members of the Council be invited.

(Note: The above meeting will qualify for travel allowance under the Council's Members Allowance Scheme)

Chairman



EAST NORTHAMPTONSHIRE COUNCIL

Joint Meeting of the Three Towns and Raunds Area Working Parties

Minutes of a meeting held on 10 December 2009 at 7.30 pm, Members' Room, East Northamptonshire House, Thrapston

Present:

Councillors:

<i>Tony Boto</i>	<i>Dudley Hughes JP</i>
<i>David Brackenbury (Chairman)</i>	<i>Andy Mercer</i>
<i>Albert Campbell</i>	<i>Pam Whiting</i>
<i>Glenniv Greenwood Smith</i>	

Officers:

Sharn Matthews (SM)	Executive Director and Monitoring Officer
Trevor Watson (TGW)	Head of Planning Services
Elizabeth Wilson (EW)	Interim Planning Policy and Conservation Manager
Michael Burton (MB)	Senior Planning Policy Officer
Peter Cooper (PC)	Democratic Services (Minutes)

1.0 **APPOINTMENT OF CHAIRMAN**

Action

1.1 **RESOLVED:**

PC

That Councillor David Brackenbury be appointed Chairman for this meeting.

2.0 **APOLOGIES FOR ABSENCE**

2.1 Councillors Sean Lever, Eloise Lucille, Steven North and Robin Underwood sent their apologies.

3.0 **DECLARATIONS OF INTEREST**

3.1 No interests were declared.

4.0 **FOUR TOWNS PLAN - DEVELOPMENT PLAN DOCUMENT**

4.1 Further to Minute 203 (Planning Policy Committee 29 October 2009), a report was submitted on a programme of work and the costs of preparing a Four Towns Plan (FTP) Development Plan Document (DPD) for the southern area of the District covering the towns of Rushden, Higham Ferrers, Irthlingborough, Raunds and the surrounding rural area.

4.2 Members considered the:

- timetable for the production of the Plan
- policy areas to be included in the Plan

- policy issues requiring further consideration
 - consultation process.
- 4.3 A report would be submitted to the Policy and Resources Committee in due course to consider funding for the Plan, which had been estimated at £355,000, plus an additional £125,000 for the Public Examination Hearing in 2011/12.
- 4.4 The Working Party discussed the report and issues outlined in the submitted appendices, which included the following matters:
- bearing in mind the anticipated cut in funding from the Government over the next few years, it was considered that as much work as possible on the Plan should be undertaken by Planning Policy staff in house and that consultants should only be employed where specific technical expertise was required
 - flexibility on gathering evidence for the new Plan document was required to overcome any potential 'blockages' and officers should only undertake essential work that could be achieved using in house resources
 - work had already started on gathering evidence for the new Plan document and priority should be given to work on an updated Preferred Options document
 - work should start immediately on refreshing/further developing the preferred options for housing and employment sites which could be undertaken using in house resources
 - Raunds Members had considered that the existing Preferred Options document for Raunds, produced in 2007, had not reflected the wishes of people living in Raunds, especially the proposed housing sites
 - investigate the possibility of obtaining external funding and partnership working to produce specialist studies including: the Strategic Flood Risk Assessment; Surface Water Drainage Study and Transport Assessment
 - a bid had been made for external funding to DEFRA towards the cost of producing a Surface Water Management Plan
 - the Head of Planning Services stated it was important that the Council should give developers an indication of working towards preferred sites for housing and employment use, especially if it wished to have evidence to challenge any future planning applications, particularly for housing on 'un preferred sites'
 - agreed with the point made by the Interim Planning Policy and Conservation Manager that consideration should be given to the number of proposed policies and whether they should be reduced and/or combined. This could reduce the level of evidence base required to support them and the potential costs of producing the Plan.
- 4.5 Councillor Andy Mercer mentioned that he would be seeking approval at the next Council meeting on 11 January to expand the membership of the Three Towns Plan Working Party, which would include Members who were currently not on the Planning Policy Committee.
- 4.6 It was **agreed** that:
- (a) meetings of the Three Towns and Raunds Working Parties should be held in January and that PC would set dates for these meetings in liaison with Members; and

Action

(b) further joint meetings of both working parties should be held to coordinate the issues discussed by the two Working Parties as necessary.

Resolved to Recommend:

EW

4.7 That work on producing the Four Towns Plan start immediately and that progress be made on the following areas:

- (a) Moving to preferred options status on the Four Towns Plan by progressing Housing and Employment land site allocations using, as far as possible, in house resources;
- (b) Report back to the next meeting of the Planning Policy Committee on:
 - additional capacity requirements to over come blockages to further progress with the in-house team
 - list of essential and optional policies
 - progress on alternative funding; and
- (c) A future joint meeting of the Three Towns and Raunds Area Working Parties be held to consider the policies previously considered in the respective Preferred Options documents.



Raunds Area Working Party

Minutes of a meeting held on 21 January 2010 at 7.30 pm, Members' Room, East Northamptonshire House, Thrapston

Present:

Councillors:

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| Tony Boto (Chairman) | Glenvil Greenwood Smith |
| David Brackenbury | Dudley Hughes JP |
| Michael Finch | Eloise Lucille |

Officers:

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| Trevor Watson (TGW) | Head of Planning Services |
| Elizabeth Wilson (EW) | Interim Planning Policy and Conservation Manager |
| Michael Burton (MB) | Senior Planning Policy Officer |
| Peter Cooper (PC) | Democratic Services (Minutes) |

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| 1.0 | <u>APPOINTMENT OF CHAIRMAN</u> | Action |
| 1.1 | RESOLVED: | PC |
| | That Councillor Boto be appointed Chairman of the Working Party for 2009/10. | |
| 2.0 | <u>DECLARATIONS OF INTEREST</u> | |
| 2.1 | No interests were declared. | |
| 3.0 | <u>FOUR TOWNS DEVELOPMENT PLAN DOCUMENT - RAUNDS ISSUES</u> | |
| 3.1 | Further to Minute 4 (Joint Working Party) 10 December 2009, Members received a report on planning policies to be considered for the Raunds area as part of the Four Towns Development Plan Document (DPD). | |
| 3.2 | Members considered some proposed policy areas specific to the Raunds area for discussion at future meetings of this Working Party and, subject to the surrounding villages being included in polices covering settlement boundaries and retail frontages, it was agreed that the following issues be considered by the Working Party: | EW |
| | <ul style="list-style-type: none"> • local distinctiveness for Raunds • vision for the long term strategy of a “successful” Raunds • settlement boundaries and consideration of detailed boundaries for Raunds and surrounding villages • site assessments for housing and employment requirements • housing density and mix for Raunds – design considerations • specific affordable housing/rural exception policies in Raunds and surrounding villages – up to date housing needs and viability data required • town centre and retail frontage specific boundaries for Raunds and surrounding villages | |

- specific development principles for Raunds and surrounding villages
 - linkages from new developments to town centre facilities.
- 3.3 Members noted the policy issues covering the four towns to be discussed at future meetings of the Joint Working Party and that consideration would be given to a wind farm policy as part of the Four Towns Plan. Emerging specific wind farm proposals near Ringstead were also noted.
- 3.4 A meeting had been held with Raunds Town Council on 17 December 2009 to discuss housing and employment site allocations for Raunds as part of the Four Towns Plan DPD. Councillor Boto submitted a report outlining what had been discussed at the meeting and this was noted.
- 3.5 The policy on affordable housing targets was discussed and TGW stated that the 40% target had been specified by the Government as guidance for developers. However, this target allowed some flexibility, especially when considering housing mix for new developments in towns. Members were concerned that this target would not be viable in villages where a 40% target could be regarded as unrealistic. EW mentioned that the Council's Housing Need Survey and other housing viability data may need updating and could then be used as an evidence base for determining housing policy requirements in the Four Towns Plan.
- 3.6 A plan showing possible sites for housing in Raunds was discussed by the Working Party including:
- Area A (Land off Brooks Road/Northdale End) – a planning application had been submitted for 310 dwellings for this site (this site did not represent the Working Party's preferred approach to development)
 - Area B (Land off Station Road) - including proposals for a new doctors' surgery
 - Area 4 (Darsdale Farm) – proposals for 460 dwellings were planned for this site.

TGW mentioned that Areas A and 4 still had flooding and highways issues to be resolved by the applicants. Particular concerns regarding existing culverts (particularly Hog Dyke) through Raunds were discussed and noted. It was **agreed** that the Strategic Flood Risk Assessment would need updating and a Surface Water Management Plan was required. Members were reminded that a bid had been made for external funding to DEFRA towards the cost of producing a Surface Water Management Plan.

EW

- 3.7 The Working Party considered other areas for housing and employment on the plan and noted that approximately 880 dwellings remained to be built at Raunds up to 2021 as specified under the Core Spatial Strategy (CSS).
- 3.8 Members noted that the planning appeal for 135 dwellings on land off Meadow Lane, Raunds, had been dismissed by the Appeal Inspector solely on the grounds of potential noise nuisance from the adjoining industrial area (Warth Park) to the north of the appeal site.
- 3.9 Raunds had been allocated for a Sustainable Urban Extension (SUE) under Policy 9 of the CSS and Members considered that two smaller SUEs would be more beneficial for the town and that Areas 1, 2B and 4 (on the map) would be

	Action
<p>preferred. It appeared that CSS Policy 9 allowed some flexibility over this matter and it was agreed that the feasibility of this option be discussed with officers from the North Northamptonshire Joint Planning Unit and that a report be made to the next meeting.</p>	EW
<p>3.10 Because there was not enough time left to give the matter proper consideration, it was agreed that the submitted draft town centre boundary criteria and map for Raunds would be considered at a future Working Party.</p>	EW
<p>4.0 <u>Date Of Next Meeting</u></p>	
<p>4.1 It was agreed that the next meeting of this Working Party would be held on Tuesday 23 February starting at 7.00pm in the Members' Room.</p>	PC