

## PLANNING POLICY COMMITTEE

**Date:** 29 July 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 Roger Powell  
Richard Lewis Jake Vowles  
Gill Mercer Pam Whiting  
Sarah Peacock

### **138. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Sylvia Hobbs, Sylvia Hughes, Dorothy Maxwell and Steven North.

### **139. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 10 June 2019 were approved and signed by the Chairman.

### **140. DECLARATIONS OF INTEREST**

The following declarations of interest were made in respect of agenda item 5 (Draft East Northamptonshire Local Plan – Oundle Housing Allocations):-

<b>Councillor</b>	<b>Nature of Interest</b>	<b>DPI</b>	<b>Other Interest</b>
Sarah Peacock	Chairman of Greenway Board		Yes
Jake Vowles	Ward Councillor for Oundle		Yes

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

There were no questions submitted under Procedure Rule 10.3.

### **142. PUBLIC SPEAKERS**

At the invitation of the Chairman, a number of speakers addressed the meeting in respect of Agenda item 5 Draft East Northamptonshire Local Plan - Oundle Housing Allocations.

**143. DRAFT LOCAL PLAN PART 2 CONSULTATION – RESPONSES TO REPRESENTATIONS – OUNDLE HOUSING ALLOCATIONS**

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 the proposed housing allocations for Oundle.

The Committee was reminded that the Joint Core Strategy required a minimum of 645 new homes to be built up to 2031 in Oundle. After taking into account previous commitments and completions, the residual amount of housing development to be included in the draft Plan to ensure the minimum requirement for Oundle was circa 250 new homes, (based on the latest housing data available, which had been published as part of the housing land supply position, and reported to the Committee on 22 October 2018).

The draft Local Plan identified three locations for future housing provision in Oundle:

- Land north of Stoke Doyle Road (around 70 dwellings)
- Land east of Cotterstock Road (around 130 dwellings)
- Land east of St Christopher's Drive (around 100 dwellings).

The Council had been required to undertake a sustainability appraisal of its policies to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, would help to achieve relevant environmental, economic and social objectives.

The Committee received:-

- The evidence documents for the interim appraisal undertaken ((AECOM report and background paper prepared by the officers) which took into account a revised selection of housing sites arising from the Oundle Neighbourhood Plan (option 2).
- A more recent assessment of all shortlisted sites, prepared by DLP Planning.
- A Response received since the report was written from Anglian Water on the extent of new drainage infrastructure required for all these sites.
- A summary of the representations received by both organisational bodies and individuals, and officers' recommendations thereon.

The implications of the Neighbourhood Plan housing proposals were addressed in the officers' report to the Committee, which recommended endorsement of the allocations proposed in the draft Local Plan as being both sustainable and deliverable.

The Committee acknowledged that, whilst both ENC and Oundle Town Council agreed on the total number of new dwellings to be provided in the parish, there were strong feelings in Oundle in favour of the revised selection of sites proposed in the Neighbourhood Plan, and opposition to the sites proposed in the draft Local Plan. The officers were, however, firmly of the view that account had to be taken of the implication of development plan policy, especially the policy direction expressed in the Rural North, Oundle and Thrapston Local Plan which had been outlined in the recent findings of the examiner's report into the Glapthorn Neighbourhood Plan. The officers also felt that emerging plans had to be consistent with the National Planning Policy Framework.

Members concluded that the local wishes in the Neighbourhood Plan should be tested during the forthcoming consideration by an Examiner, after the Section 16 consultation, which would extend to 27 August 2019.

**RESOLVED:**

That –

- Endorsement of the proposed housing site allocations for Oundle as set out in policies EN24-27 of the draft East Northamptonshire Local Plan; and
- Consideration of the officer responses to the representations as set out in Appendices 3 and 4 of the report;

be deferred until the outcome of the Examination of the Oundle Neighbourhood Plan is known. (All other work on the Local Plan would continue).

*(Reason – To provide a steer to officers for the preparation of a pre-submission plan which meets legislative requirements).*

### **144. SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 9 pm, during the consideration of the above item, recognising that the meeting had lasted for two hours, it was

**RESOLVED:**

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

### **145. NEIGHBOURHOOD PLANNING UPDATE**

The Committee received a report from the Principal Planning Policy Officer providing feedback from the recent consultation regarding the King's Cliffe Neighbourhood Plan which was recently submitted for Examination, and progress in relation to the Neighbourhood Plans for Oundle, Warmington, Twywell, and Barrowden and Wakerley.

**King's Cliffe:** Six representations had been received on the King's Cliffe Plan – four from statutory consultation bodies and two from other parties. One was on behalf of Northamptonshire County Council, the owners of one of the development sites. This was allocated for the development of a day care centre, assisted living units and a surgery complex in the Plan. The representation suggested an amendment to the wording of the Policy to allow for a surgery but not to make it an essential requirement for the site. A further representation on behalf of the owners of another site objected to Policies H1, H2, BE1 and RC1 and had concerns about Policies TP2 and TP4.

The Examiner appointed to look at the Plan and the supporting documents had now published a report and a local referendum would be held.

The position with the other Neighbourhood Plans was as follows:-

**Oundle:** The submission version of the Plan had now been received, and whilst it raised a

number of significant concerns, as detailed in the report, the Plan was now subject to Regulation 16 consultation over the period 12 July to 27 August, 2019 inclusive. During this time, in discussion with the Town Council, an Examiner would be appointed who would consider these concerns.

**Warmington:** The Plan was now subject to Regulation 16 consultation which would close on 29 July 2019.

**Twywell:** A Neighbourhood Area had been formally designated for Twywell on 9 May 2019, enabling work to begin on their Neighbourhood Plan.

**Barrowden and Wakerley:** The Plan had recently been Examined. Work was currently underway with the aim of concluding this document which was being co-ordinated by Rutland County Council.

**RESOLVED:**

**That -**

(1) The current stage in preparation of the King's Cliffe Neighbourhood Plan Development Plan 2018-2031 and the summary of Regulation 16 consultation representations in section 2.0 of the report; and

(2) The progress of other Neighbourhood Plans coming forward during 2019

be noted.

*(Reason – to support the forthcoming King's Cliffe Neighbourhood Plan through examination and support other Neighbourhood Plans as these progress)*

**146. SHARN MATTHEWS**

The Chairman reported that Sharn Matthews, Executive Director and Monitoring Officer, had attended her last meeting of the Committee before retirement. He thanked her for all the guidance and help she had given to the Council and individual Members and wished her well for the future.

**Chairman**