



## Planning Policy Committee

Minutes of a meeting of the Planning Policy Committee held at on Tuesday 25 October 2022 at 6.00 pm.

### **Present:**

Councillor Rebecca Breese (Chair)  
Councillor Matt Golby (Vice-Chair)  
Councillor Adam Brown  
Councillor Phil Bignell  
Councillor Stephen Clarke  
Councillor Jonathan Harris  
Councillor Jamie Lane  
Councillor Kevin Parker  
Councillor Wendy Randall

### **Apologies for Absence:**

Councillor Cathrine Russell

### **Officers:**

Richard Wood (Interim Head of Planning and Climate Change Policy)  
Paul Everard (Planning Policy and Heritage Manager)  
Alan Munn (Planning Policy and Conservation Manager)  
Anna Wilson (Heritage Policy Assistant)  
Jane Parry (Senior Planning Policy Officer)  
Ed Bostock (Democratic Services Officer)

#### 40. **Declarations of Interest**

None advised.

#### 41. **Minutes**

The minutes of the meeting held on 28<sup>th</sup> June 2022 were agreed and signed by the Chair.

#### 42. **Chair's Announcements**

None advised.

#### 43. **Brockhall Conservation Area**

The Heritage Policy Assistant presented the report which sought the Committee's agreement to consult on the draft Brockhall Conservation Area Appraisal and Management Plan. Brockhall was first designated as a Conservation Area in 1976 and was last reviewed in 1999. It had no up-to-date conservation area appraisal and

management plan and as such, this was the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary was fit for purpose.

It was proposed that the conservation area be amended in 4 areas; to include an area of ridge and furrow earthworks and a small spinney on the southeast side of the village; to include a 19th century cart shed and a small spinney on the northeast edge of the conservation area; to include a belt of trees on the northwest edge of the conservation area called Glazewell Spinney, parts of which date back to the 19th century, and; to include a small woodland called Rectory Spinney, parts of which date back to the first half of the 19th century.

Public consultation on the draft proposal was now required in order to allow stakeholders to provide their views and to inform the document, as well as to meet the requirements of the 1990 Planning (Listed Building and Conservation Areas) Act and the council's statement of community involvement.

Also contained within the draft appraisal and management plan was a proposal to include buildings in the Council's local list of buildings and sites; draft entries for Brockhall were proposed but this could change following the consultation exercise.

In response to questions, it was advised that the consultation would commence around mid-November.

Members discussed the report.

#### **RESOLVED:**

The Planning Policy Committee:

- a) Agreed that public consultation be undertaken on the draft Brockhall Conservation Area Appraisal and Management Plan SPD (appendix A of the report), which included proposed changes to the conservation area boundary
- b) Agreed that public consultation be undertaken on proposed Article 4(1) Direction controlling development with regards to:
  - Alteration of windows
  - Alteration of doors
  - Alterations to roofing
  - Alterations to walls, gates or fences
  - Addition of roof lights or skylights
  - Laying of hardstanding

#### **44. Ise Valley Strategic Plan**

The Senior Planning Policy Officer presented the report which sought to inform the Committee about the River Ise Partnership, the content of the Ise Valley Strategic Plan and to seek agreement to West Northamptonshire Council being named a "partner". The aim of the partnership is to work together to enhance the quality of the Ise Valley's natural environment, mitigate against climate change, seek opportunities for sustainable tourism and improve access to nature for people.

In response to questions, the Committee heard that there were minor pollution issues within the catchment area as a whole which the Council could help to tackle by becoming a partner, through projects in conjunction with the Environment Agency. Some officer commitment would be required by way of attendance at quarterly partnership meetings.

Members discussed the report.

**RESOLVED:**

The Planning Policy Committee:

- a) Noted and endorsed the contents of the Ise Valley Strategic Plan.
- b) Agreed that West Northamptonshire Council be a partner of the River Ise Partnership.

45. **South Northamptonshire Local Plan Part 2 - Employment Allocations Supplementary Planning Document**

The Planning Policy Committee:

- a) Noted the response to the public consultation on the Employment Allocations SPD,
- b) Accepted the recommended modifications (Appendix A of the report) in respect of the Employment Allocations SPD,
- c) Approved the adoption of the document (Appendix B of the report), as modified in accordance with recommendation (b) above and (e) below, as a Supplementary Planning Document (SPD),
- d) Agreed that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the SPD to address any factual and typographical errors and to reflect the fact that the document would be in its intended final form,
- e) Agreed that paragraphs 1.10 and 1.11 of the SPD in Appendix B of the report be modified as set out below (bold, underlined text is additional text) and further consequential changes be made throughout the document to reflect this including those to Page 15, by replacing four with **five** under the heading 'Design Principles' and again on Page 62 replacing four with **five**.

1.10 At its meeting of 27 January 2022 the Council's Strategic Planning Committee considered an application for the development of Local Plan Allocation AL3 (Tiffield Lane, Towcester). The committee resolved to approve that application and grant planning permission for the development. With matters already agreed in respect of AL3 and the Notice of Decision issued the SPD does not consider or make **site specific** recommendations in respect of that Local Plan Allocation. Any revised applications for AL3 will have to comply with the parameters set out in that consent, and the details will be subject to further impact assessment carried out in line with the general principles set out in the SPD. The details of planning applications relating to the remaining four employment sites are set out under each of the site descriptions (refer to pages 10-13). The planning applications will be considered in accordance with the development plan and any other material considerations. These active

discussions have been recognised but this SPD has been prepared without any pre-determination of these planning applications.

1.11 Barton Willmore has been commissioned by West Northamptonshire Council to produce a Supplementary Planning Document (SPD) to guide and support the future development of four of the five employment allocations AL1, AL2, AL4 and AL5. **This includes the provision of general design principles which will also be relevant to the consideration of revised applications and reserved matters for AL3.**

#### 46. **Updated West Northamptonshire Local Development Scheme**

The Planning Policy and Heritage Manager presented the report which sought the Committee's approval for the updated Local Development Scheme (LDS), which sets out a timetable for local plan preparation. The West Northamptonshire LDS was updated in July 2022. The inspectors examining the Northampton Local Plan Part 2 (NLPP2) found that it was necessary to consult the public on Further Main Modifications to the Northampton Local Plan Part 2 (NLPP2), it was necessary to make further changes to the LDS as this would have an impact on when the NLPP2 could be adopted. It was also necessary to amend the LDS to take account of amended timeframes for production of the West Northamptonshire Strategic Plan (WNSP).

Members discussed the report.

#### **RESOLVED:**

The Planning Policy Committee:

- a) Approved the updated West Northamptonshire Local Development Scheme (Appendix A of the report) which was to be brought into effect upon the expiry of the call-in period for Planning Policy Committee decisions.
- b) Delegated to the Assistant Director: Planning, in consultation with the Portfolio Holder for Planning, Built Environment and Rural Affairs, authority to make minor editorial and presentational changes to the Local Development Scheme in its final published form.

#### 47. **Northampton Local Plan Part 2: Consultation on Further Main Modifications**

The Planning Policy and Heritage Manager presented the report which sought approval for public consultation on Further Main Modifications to the Northampton Local Plan Part 2. Following hearings conducted by Government-appointed Inspectors in November 2021, proposals for modifications to the plan and changes to the policies were prepared to reflect the outcome of the hearing sessions and a note was produced by the Inspectors following the close of the hearings. The proposed Main Modifications were necessary to make the plan sound and were released for public consultation in July 2022. Comments received were considered by the Inspectors who recommended that consultation be undertaken on Further Main Modifications to the plan.

In response to questions, the Committee heard that the loss of homes built would not cause pressures in other areas.

Members discussed the report.

**RESOLVED:**

The Planning Policy Committee:

- a) Approved the Proposed Further Main Modifications to the Northampton Local Plan Part 2 for public consultation
- b) Approved the Consultation and Engagement Strategy
- c) Delegated to the Assistant Director: Planning, in consultation with the Portfolio Holder for Planning, Built Environment and Rural Affairs, authority to make minor editorial and presentational changes to the consultation documents in their final published form.

48. **Urgent Business**

None advised.

The meeting closed at 7.19 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_