South Northamptonshire Council

Planning Policy and Regeneration Strategy Committee

Minutes of a meeting of the Planning Policy and Regeneration Strategy Committee held at The Forum, Moat Lane, Towcester, Northants NN12 6AD on Wednesday 21 March 2018 at 5.00 pm.

Present
Councillor Ann Addison (Chairman)
Councillor Robert G. Atkinson (Vice-Chairman)
Councillor Roger Clarke
Councillor Hywel Davies
Councillor Valerie Furniss
Councillor David Harries BEM
Councillor Dennis Loveland
Councillor Mary-Anne Sergison-Brooke
Councillor Sandi Smallman
Councillor Catharine Tarbun
Councillor Elaine Wiltshire

Substitute Members:
Councillor Phil Bignell (for Councillor Simon Marinker)

Apologies for Absence:
Councillor Simon Marinker

Officers:
Andy D'Arcy, Planning Policy and Growth Strategy Manager
Katherine Harrison, Assistant Conservation Officer
Rebecca Lees, Economic Growth Officer
Greg Ward, Senior Economic Growth Officer (SNC Lead)
Louise Aston, Team Leader, Democratic and Elections

Declarations of Interest

There were no declarations of interest.

Minutes

The Minutes of the meeting of the Committee held on 23 January 2018 were agreed as a correct record and signed by the Chairman.

Urgent Business

There were no items of urgent business.
Chairman’s Announcements

The Committee was advised that the South Northamptonshire Council Place and Growth Directorate had been shortlisted for the following three awards (http://www.planningawards.com/shortlist/):

Award for Neighbourhood Planning
The entry for this award needed to demonstrate how a neighbourhood plan has had or was likely to have a positive impact on the physical or environmental quality of a place or the economic or social well-being of its community. Following effective community engagement the Kislingbury Neighbourhood Plan (made May 2017) showed positive planning with a housing allocation, a requirement for delivery and policies that sought to ensure sustainability moving forward.

Award for Planning for Increased Housing Delivery
This was a joint award with Cherwell District Council. Entrants needed to demonstrate how its professional planning work had either helped to increase the rate of delivery of planned-for, good quality new homes, or the likelihood that the rate of delivery of such homes would increase in the future.

The shortlisting recognised the strong policy background that underpinned and supported the decisions that both SNC and CDC make. This included Local Plans, Masterplans and Planning Briefs. It also recognised the fact that SNC had a 10 year housing land supply and that both authorities were planning positively with brownfield registers and a diverse range of delivery vehicles and offers. It also reflected the rate of delivery at Radstone Fields (ahead of trajectory) following effective Development Management negotiations and sound consents.

Planning Permission of the Year
Silverstone Park submitted by Terence O’Rourke following the approval of the application by the Planning Committee the previous year and applications at Aylesbury Vale.

The application was outline for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education including on site student accommodation (D1 & C2), up to two hotels (C1), non-retail promotional automotive display space (sui generis), a social hub (sui generis), parking and access arrangements, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works. The application was accompanied by an Environmental Statement

South Northamptonshire Retail Study 2018

The Executive Director of Place and Growth submitted a report updating members on the findings of the South Northamptonshire Retail Study 2018 that had been undertaken by WYG Planning.

Resolved
(1) That the findings of the South Northamptonshire Retail Study 2018 and any further actions be noted.

57 **Easton Neston Conservation Area Appraisal and Management Plan 2018**

The Interim Director Planning and Regeneration submitted a report for Members to consider the appraisal of Easton Neston Conservation Area boundary and Easton Neston Conservation Area Appraisal and Management Plan.

**Resolved**

(1) That the revisions to Easton Neston Conservation Area boundary be approved and the Easton Neston Conservation Area Appraisal and Management Plan be adopted.

58 **Hulcote Conservation Area Appraisal and Management Plan 2018**

The Interim Director Planning and Regeneration submitted a report for Members to consider the appraisal of Hulcote Conservation Area boundary and Hulcote Conservation Area Appraisal and Management Plan.

**Resolved**

(1) That the revisions to Hulcote Conservation Area boundary be approved and the Hulcote Conservation Area Appraisal and Management Plan be adopted.

59 **Assessment of Pattishall**

The Interim Director Planning and Regeneration submitted a report for Members to consider the appraisal of Pattishall which considered whether Pattishall had special architectural or historic interest necessary to justify designation as a conservation area.

**Resolved**

(1) That following the assessment, work to designate Pattishall as a conservation area not be pursued as the village does not fulfil the criteria to justify designation.

60 **Assessment of Paulerspury**

The Interim Director Planning and Regeneration submitted a report for Members to consider the appraisal of Paulerspury which considered whether Paulerspury had special architectural or historic interest necessary to justify designation as a conservation area.
Resolved

(1) That following the assessment, work to designate Paulerspury as a conservation area not be pursued as the village does not fulfil the criteria to justify designation.

61 Neighbourhood Planning- Guidance and Activity

The Executive Director for Place and Growth submitted a report to seek approval to publish the South Northamptonshire Guide to Neighbourhood Planning and provide an update on Neighbourhood Planning activity.

Resolved

(1) That the Neighbourhood Plan update report be noted.

(2) That the publication of the revised South Northamptonshire Guide to Neighbourhood Planning be agreed.

(3) That delegated responsibility for further changes to the Guide, required to ensure the document remains up-to-date be granted to the Executive Director for Place and Growth in consultation with the Portfolio Holder for Planning.

62 Review of Committee Work Plan

The Committee considered its Work Plan.

Resolved

(1) That the Committee Work Plan be noted.

The meeting closed at 6.00 pm

Chairman:

Date: