

COUNCIL MEETING – 19 NOVEMBER 2013

REPORT OF THE DEVELOPMENT COMMITTEE

29 October 2013

Present: Councillors Allebone (Chairman), Waters (Vice-Chairman), Bass, Blackwell, Gough, Graves, Higgins, Warwick and Watts.

Also present: Mr S Wood, Head of Planning and Local Development, Mrs J Bell, Project Co-ordinator, Mr J Udall, Project Manager, Mr A Stevenson, Conservation Officer, Mr J Nyakatawa, Planning Officer, Mr O Elcock, Legal Adviser District Law and Mrs C A Mundy, Democratic Services Officer.

(Councillor G Lawman attended the meeting as an observer.)

The chairman welcomed Councillor Blackwell to his first Development Committee meeting.

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Elliott, Hawkes and L Lawman.

2. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 17 September 2013 be confirmed and signed.

3. MARKET WORKING GROUP UPDATE

The annexed circulated report of the Head of Planning and Local Development was received on the activity of the Market Working Group.

The working group had discussed the relocation of market stalls; the Market Charter; parking issues; the Tuesday Bric-a-Brac market; the market regulations and marketing proposals. The Project Co-ordinator also circulated a slightly amended advertising banner and market logo.

The report detailed the recommendations of the working group on each of the issues and these are summarised below:

- i. the BID Christmas Market be used as a 'trial market area' to test whether the location would be successful;
- ii. that District Law progresses the registration of the market days and establishes them under Stage 3 of the Food Act 1984;
- iii. that officers liaise with District Law to progress the off-street parking order amendment;
- iv. that consultation on the market regulations take place with market traders.

Members discussed the recommendations. Particular comments were made over whether certain goods should be allowed to be sold on Wellingborough Market. Members considered that advice should be sought from District Law on this.

Questions were also raised over whether a survey had been carried out of market users and whether there were any footfall figures available. Officers clarified that there were no footfall figures for the market and that a survey had not been done of market users: however, the number of traders had consistently been around the same for a number of years.

The Market Working Group would continue to discuss options for improving the market and making the market more accessible for users.

RESOLVED that:

- (i) the Market Working Group's recommendations be approved and implemented accordingly;
- (ii) delegated power be granted to the Head of Planning and Local Development, in consultation with the Chairman and Vice-Chairman, to approve amendments to the off-street parking order, in relation to parking for All Hallows Church, as referred to in the report.

4. REGULARISATION OF MARKET PROVISION

The annexed circulated report of the Head of Planning and Local Development was received on the registration of the Market Charter and to seek approval to regularise the market provision under Part III of the Food Act 1984.

The Land Registry had announced the requirement for all Charters, Letters Patent and prescription (giving rise to market franchise rights) to be registered by October 2013.

District Law had expressed some concern that the Land Registry would only register the Wednesday market. To ensure that the Tuesday, Friday and Saturday markets were protected, it had been advised that the council should establish these markets under Part III of the Food Act 1984.

RESOLVED that the Tuesday, Friday and Saturday markets be established under Part III of the Food Act 1984.

5. CONSULTATION ON STRATEGIC HOUSING AND EMPLOYMENT SITES – NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY

The annexed circulated report of the Head of Planning and Local Development was received in respect of strategic housing and employment sites to feed into the emerging joint core strategy (JCS), and to agree a response to the consultation.

A review of the North Northamptonshire Joint Core Strategy had been delayed until a decision was made on whether a major retail and leisure development should proceed at Rushden Lakes. The Secretary of State had advised that the decision would be made by 30 January 2014. With a view to progressing the plans as soon as possible, once the decision was made, consultation was taking place on the various elements of the plan.

In 2012 an 'emerging draft' version of the JCS was published for consultation, together with a draft background paper on strategic housing and employment sites. The consultation had resulted in the promotion of several new sites together with comments on the assessment of a number of the sites in the draft background paper. The detailed analysis was contained within the report.

Particular reference was made to the employment site of Appleby Lodge, Wellingborough, which was referred to as a 'commitment' following the granting of outline planning permission.

The strategic housing and employment sites within the borough to be included in the JCS were detailed in the report. No further strategic sites were proposed. These sites, plus the other committed sites, provided enough land to meet the strategic housing opportunity figures of 7,700 and the minimum job targets of 5,560 currently identified.

Members asked for clarification on the location of site reference 75 Ogee Business Park. Officers clarified that this was located on the northern corner of Finedon Road Industrial Estate. Clarification was also sought on whether outline planning permission had been granted for Appleby Lodge or whether this had only been for access. The Head of Planning and Local Development confirmed that outline planning permission had been granted for the site with detailed permission for the access. Members raised concern over highway issues and the perceived lack of infrastructure.

RESOLVED that:

- (i) the progress on identifying strategic housing and employment sites for the North Northamptonshire Joint Core Strategy be noted;
- (ii) support be given to the council's approach in the emerging Joint Core Strategy to *not* identify any further strategic housing and employment sites within Wellingborough beyond those already committed.

6. CONSULTATION ON DRAFT URBAN STRUCTURE STUDY – NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY

The annexed circulated report of the Head of Planning and Local Development was received on the work that had been carried out in respect of a draft Urban Structure Study, and to agree the council's response to the consultation.

The report explained that the Urban Structure Study had been prepared to understand the framework of existing streets and open spaces within the town.

The study looked at how these would promote or inhibit movement and sets out improvements to address this.

The report detailed the spatial principles identified for Wellingborough. The proposed responses to the consultation were appended to the report.

Members raised particular concern over ‘humanizing’ the A45, lack of proper crossings at the ‘Sainsburys’ roundabout off Wilby Way, and the need to ensure that highways responded to the needs of the borough, particularly around the Stanton Cross development. The proposed response to the consultation was agreed.

RESOLVED that:

- (i) the progress on preparation of the Urban Structure Study for the North Northamptonshire Joint Core Strategy be noted;
- (ii) the proposed council response, as set out in the report, be agreed.

7. TOWNSCAPE HERITAGE INITIATIVE PROGRESS UPDATE

The annexed circulated report of the Head of Planning and Local Development was received to give an update on the progress to date of the Townscape Heritage Initiative.

The report, and verbal update of the Project Manager, detailed the ongoing projects and gave an update on the progress made on each one.

RESOLVED that the progress made, as detailed in the report, be noted.

8. EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during consideration of the following items in accordance with Section 100A(4) to the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the descriptions shown in schedule 12A to the Act:

Minute No.	Item	Paragraph of Schedule 12A
9	Townscape Heritage Initiative Budget	3

9. TOWNSCAPE HERITAGE INITIATIVE BUDGET

The annexed circulated exempt report of the Head of Planning and Local Development was received to seek approval for changes to be made within the budget for the Townscape Heritage Initiative (THI). Appended to the report was the existing budget profile along with the proposed revised allocation of funding.

The Project Manager explained the reasons for the proposed changes to the budget. Members asked questions for the purpose of clarity, and agreed that the budget be revised, as per the proposal by the Project Manager.

RESOLVED that the revised budget profile for the Townscape Heritage Initiative scheme be accepted, and that agreement to this be sought from the Heritage Lottery Fund.

NB: The chairman reminded the committee that this was the Director of Services' last Development Committee meeting. He thanked Mr Wright for his hard work and commitment over the years and wished him well for the future.

Chairman.....,

The meeting concluded at 8.25pm.