

Local Plan Committee

Wednesday 30 October 2013 at 7.00pm
in the Council Chamber, The Cube, Corby

Councillors present: Councillors Brown, Beeby, Heggs and Bromhall

13. Apologies for Absence

Apologies for absence were received from Councillors Pengelly, Dady, Rahman, McEwan & Kettle.

14. Declarations of Interest

Members were asked to declare any interest they might have in the business to be discussed and/or indicate whether these were prejudicial or non-prejudicial, the nature of the interest and whether they intend to participate in the relevant agenda item. No declarations were made.

15. Minutes of Previous Meeting

RESOLVED that:

The minutes of the meeting held on 26 September 2013, copies of which had been circulated to Members, be brought to the next meeting.

16. Northamptonshire Transportation Plan

The Principal Planner (Local Plans) brought a report to seek the Members endorsement of an Officer response to NCC on the consultation draft strategy.

The draft strategies were part of the daughter documents which sat under the Northamptonshire Transportation Plan and would provide more detail on strategy and policy for specific modes of transport and the main settlements within Northamptonshire.

The report included Northamptonshire Road Freight Strategy, Major Roads Strategy, Highway Development Strategy and Road Safety Strategy. The Officer highlighted issues relating to the Major Roads Strategy particularly possible phased dualling works on the A43 between Kettering and Northampton.

The Major Roads Strategy explained that as part of the planned expansion of Corby to the west there was likely to be some improvements to the A6003, there would be no major improvements to the A427 and there were no planned improvements for the A6116 Corby to Islip road.

The overall aim of the Highway Development Strategy was to “ensure that all developments within Northamptonshire mitigate their effects on the transport network” It identified three elements that addressed delivery of development in the county. Within each of the elements the Highway Development Strategy identified a series of detailed policies by which to deliver them.

The Road Safety Strategy set out approaches and policies to enable the introduction and use of interventions for Road Safety and casualty reduction in Northamptonshire.

As comments were invited by the 25 October 2013 officers had sent a response and were asking members to endorse the response and instruct officers to retrospectively notify NCC that the response had been endorsed by Corby Borough Council.

Officers explained that Councillor Dady had asked at his briefing that NCC be invited to a Local Plan meeting to advise members on the plan.

RESOLVED that:-

Committee endorse the officer's response from Corby Borough Council to the draft transport strategies.

17. Community Infrastructure Levy – Progress Update

The Planning Officer (Local Plan) presented a report on the progress in developing the Community Infrastructure Levy (CIL).

The Draft Charging Schedule was being prepared and included the Differential Residential Rates and Differential Retail Rates.

There were several issues that the Council should consider with regards to the implementation of CIL. These matters did not need to be subject to Examination and the Council was able to amend its position in the future where appropriate.

The Council could introduce payment by instalment; this would allow phased payments over longer periods. Consultation responses had requested an instalment policy to spread the CIL charge to improve plan deliver ability, particularly on larger phased sites.

The CIL Regulations allowed for 'payment in kind' for the whole or part of the CIL but only where land was intended to provide or facilitate the provision of infrastructure to support planned development.

Where a charging authority chose to accept payment, in whole or part by land the relevant proportion of the cash value of the Levy receipts must still be provided for neighbourhood funding. Payment in land was at the discretion of the charging authority, this approach should only be accepted where it would be more desirable for the Council to receive land instead of money. It was advised that this be kept under review.

Provision of Discretionary Relief – the CIL Regulations make provision for charging authorities to offer exceptional relief where sites were rendered unviable through exceptional circumstances.

The Council's decision to offer exceptional circumstances relief was not part of the legal process of developing a charging schedule and could be withdrawn or amended at any time with 14 days' notice. It was advised that this be kept under review.

CIL & Section106 – Planning obligations secured through S106 agreements could still be used to provide affordable housing and site specific infrastructure required to mitigate the direct impacts of development. The regulations prevent the Council using CIL and S106 to fund the same piece of infrastructure from the same development.

Officers were preparing a developer contributions supplementary planning document in line with the scope agreed by Local Plan Committee in September 2013.

Considerable progress had been made to prepare and implement the CIL, issues within the report required consideration prior to publishing the draft charging schedule for consultation. There would be a further report in the New Year.

RESOLVED that:-

Committee endorse the suggested approach to issues considered within the report.

18. Consultation by Northamptonshire County Council on the Final Draft Plan for the Partial Review of the Minerals and Waste Development Framework

Northamptonshire County Council was undertaking a partial review of the Northamptonshire Minerals & Waste Development Framework (MWDF). There had been two stages of public consultation and it was now at pre-submission stage.

Corby submitted representations at both stages of consultation; these were endorsed by Local Plan Committee on 12 September 2012 and 27 March 2013 respectively.

At the current stage of consultation CBC were only invited to make representations on whether the document met legal requirements and also the 'soundness' of the Plan.

At the Draft Plan consultation NCC invited comments on the issues they stated the MWDF would cover. Comments submitted by CBC broadly supported the content of the Plan but with one objection, this was in relation to the inclusion of a specific paragraph of the Draft

Plan. CBC were concerned about a new area of consideration (economic benefits) being included in supporting text.

It was considered that CBC's views and comments had been incorporated and reflected in the Final Draft Plan and that no further representations were necessary in the context of 'soundness' or legal compliance.

RESOLVED that:-

Committee note the report and agree no representations are required at this stage of the Review of the Minerals and Waste Development Framework.

19. Business Survey 2013

This report set out the key findings of the Business Survey 2013 for Committees information the survey was completed in June 2013 and was available on the Council website.

Key Findings:

Quality of Local Area for Business – overall the majority of business' (62%) said the location was a good place to do business. The strategic road network, good quality schools and colleges, rail network and ease of transportation of freight were all rated as good.

Business Performance & Growth – the majority of business' in Corby experienced improved or stable performance over the past 12 months (83%). The survey highlighted the optimism in Corby with businesses expected to improve in the next 12 months.

Employment Skills & Training – a high proportion of business' in Corby had experienced skills shortages (43%). The proportion of businesses which had reported having skills gaps amongst their existing workforce was also high in Corby (18%).

Innovation & Work Practice – In Corby 71% of businesses undertake some form of environmental activity, this was higher than anywhere in the SEMLEP area.

Awareness of SEMLEP – under a tenth of businesses were aware of SEMLEP in Corby (8%). The scope to enhance the awareness was consistent across all local authority areas.

Members raised concerns that young people in the town were being given an opportunity to take up apprenticeships but were not sticking to them.

Members commented that Corby appeared to be doing well according to the survey and officers explained that there was still room for more affordable housing in the Borough. There had been issues in Little Stanion but it was hoped that this would move forward quite soon. Members asked if there was a way of stopping these problems occurring again. Officers explained that there were Deferred Developer Contributions and bonds had been used in the Oakley Vale construction.

It was understood that partners had been asked to take part to see how improvements could be made and it was anticipated that SEMLEP would work together. The Council were currently out to advert for an Economic Development Officer to put Corby in the 'shop window'. It was hoped this person would work out an action plan and have key details to form better links.

RESOLVED that:-

Committee noted the report.

20. Close of Meeting

The meeting closed at 7.50 pm.