

Planning Policy Executive Advisory Panel

At 10.00am on Monday 24 October 2022

Held in the Council Chamber, Cedar Drive, Thrapston

Present:

Members

Councillor David Brackenbury (Chair)

Councillor Robin Carter

Councillor David Jenney

Councillor Barbara Jenney

Councillor Anne Lee

Officers

Simon Richardson – Interim Planning Policy Lead Manager

Paul Woods – Senior Planning Officer

Terry Begley – Principal Local Plans Officer

Louise Tyers – Senior Democratic Services Officer

Also Present

Anthony Watkins – First Renewable Developments

Matthew Thomas – Michael Sparks Associates

24. Apologies for Non-Attendance

Apologies for non-attendance were received from Councillors Steven North and Kevin Thurland.

25. Members' Declarations of Interest

The Chair invited those who wished to do so to declare any interests in respect of items on the agenda.

No declarations were made.

26. Minutes

RESOLVED:

The minutes of the meeting held on 26 September 2022 were approved as a correct record and signed, subject to:

Minute 21 – Planning Policy Work Programme Update

Item (ii), last sentence – amend to read “If it was felt that an SPD was...”.

27. Kettering Energy Park Presentation

The Chair welcomed Anthony Watkins and Matthew Thomas to the meeting, who gave a presentation on the proposed Kettering Energy Park.

During discussion, the following principal points were noted:

- i. Members highlighted that Junction 11 of the A14 was an issue of concern and enquired whether any mitigation was proposed. Mr Watkins advised that the developers were committed to significant infrastructure costs and that this would be a fully funded development.
- ii. The developers were working with officers around occupiers' criteria for the development to ensure that it attracted the right people who would provide added value to the development.
- iii. It was highlighted that officers would need to work closely with First Renewables during the refresh of the Joint Core Strategy.
- iv. In response to a question as to whether hydrogen would be included as part of the application, Mr Watkins advised that it was expected to be part of the application, but it was not yet clear what that would look like.
- v. The developers were developing a website to ensure engagement with local people and this should be launched shortly.

The Chair thanked Mr Watkins and Mr Thomas for attending and welcomed the concept of the Energy Park.

RESOLVED:

To note the presentation.

28. Houses in Multiple Occupation

The Principal Local Plans Officer introduced the report which provided the Panel with a summary of the results of the Houses in Multiple Occupation (HMO) consultation survey and initial analysis of the feedback received.

An online consultation survey had been launched between July and September 2022 to understand the views of HMO tenants, landlords and members of the public living near to or businesses operating near to HMOs. A total of 531 responses had been received and these had provided valuable evidence to inform the ongoing investigation into HMOs.

During discussion, the following principal points were noted:

- i. It was highlighted that the issues identified with HMOs were what had been expected. It was accepted that HMOs were a necessary part of the housing mix, but it was important to develop a policy to manage them properly with regards to the problems that they caused.
- ii. The possible use of a maximum concentration was highlighted to ensure that there was a manageable percentage of HMOs in a specific area.

- iii. Car parking was highlighted as a major issue of concern and it was suggested that planning management should enforce parking standards for HMOs when considering planning applications.
- iv. It was clarified that the use of Article 4 would not ban HMOs but would require developments of a certain size to obtain planning permission. The use of Article 4 needed to be proportionate and supported by an evidence base.
- v. It was important to work with Regulatory Services to ensure that HMOs were run in accordance with their operating regulations.

RESOLVED:

To note the contents of the report.

29. Executive Forward Plan

The Executive Forward Plan for November 2022 to February 2023 was noted.

30. Close of Meeting

The Chair thanked Members, officers and the public for their attendance and closed the meeting.

The meeting closed at 12.30pm.

Chair

Date