



Cabinet Member Report for Planning

Northampton Borough Council

Monday 15th June, 2020

Planning and Coronavirus Update

Due to the Covid-19 pandemic and the subsequent lockdown several changes have been made to planning and how it now operates. These are outlined below.

CIL and S106

- Developers with a turnover of less than £45m per annum can request a deferment of paying CIL or to introduce an instalment policy for CIL payments
- Local authorities should consider requests for delayed S106 payments in limited circumstances

Time limited PD Rights

- A new time limited emergency permitted development right came into force

Validation of Planning Applications

- Encourage applicants to submit applications for planning permission online and LPA's to continue to process applications remotely.

Determination timescales

- There is no change to the timescales for determining planning applications.
- NBC Planning Team have continued to process and determine applications within determination periods.

Publicity and consultation

- In addition to neighbour notification, site notices and press notices, other means of publicising planning applications can be adopted. This can include electronic options or use of social media.

Virtual Planning Committee

- To encourage LPA's to hold virtual planning committee meetings – two meetings have already successfully taken place.

Construction working hours

- LPA's should take a flexible approach to construction working hours and not unreasonably withhold permission to extend working hours on site.
- Any temporary changes to construction working hours conditions granted by local planning authorities should not extend beyond 13 May 2021.

This will be dealt with on case by case basis, taking account of the location of each development taking account of the guidance which adds; *Applications should only be refused where there are very compelling reasons such as significant impact on neighboring businesses or uses which are particularly sensitive to noise, dust or vibration, which cannot be overcome through other mitigation.*

Local Plans

- Progress on local plans to continue. Meetings with PINS can be arranged as virtual.

Neighbourhood plans

- No elections or referendums can take place before 6 May 2021.

Planning Policy

At its meeting of 10th June, Cabinet considered the revised Submission Draft of the Local Plan Part 2, Policies Map and Sustainability Appraisal for six weeks' public consultation commencing 13th July. Cabinet also considered a revised Local Development Scheme, which sets out the project plan for the process towards adoption of the plan and the designation of the area covered by Great Houghton Parish Council as a Neighbourhood Area for the purposes of the Parish Council producing a Neighbourhood Plan.

Heritage

The team has continued to deal with all Development Management consultations relating to heritage and trees to time. All applications relating to Tree Preservation Orders and Trees in Conservation Areas have also been dealt with to time.

The local list has been progressed: The Selection Panel has considered those buildings within the town centre and identified through conservation area reviews. There are a further 100 candidates yet to be considered. Public nominations have also been sought and approximately 100 have been submitted which will be considered by the panel in due course.

Planning (Development Management)

- Planning permission N/2019/1225 for the erection of 73 no. dwellings at the land rear of Hunsbury Park Primary School was granted on 25th March 2020, following the finalisation of a S106 agreement.
- Planning permission N/2018/1587 for the demolition of St James Works factory and the construction of 20 no. affordable dwellings at Vicarage Road was granted on 6th April 2020, following the finalisation of a S106 agreement.
- 100% performance for major, minor and other applications in March to April 2020.

Building Control

- Received 18 Full plan application March/April 2020.
- Received 60 Building Notices March/April 2020.
- Received and actioned 5 Dangerous Structures reports March/April 2020.
- Received to 68 notifications for the commencement of work March/April 2020
- Issued to date 53 completion certificates March/April 2020
- To date carried out 419 inspections (including virtual inspections) March/April 2020.
- 100% of inspections booked on the same day have been carried out (including virtual inspections) so far in March/April 2020.

Land Charges

We have a standard KPI, which we are not required to report on, to return local search within 10 working days, which we have met returning searches in 2-3 working days. We make daily updates to the LLPG Property Gazetteer and this is reported on monthly we currently have a rating of ANS – achieving national standard

Councillor James Hill
Cabinet Member for Planning