

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON WEDNESDAY 27 MARCH 2013

PRESENT Cllr R Sherras (Chairman) Marshal Scott
:
Cllr Thompson Colin Hirst
Cllr Bibby Craig Matthews
Cllr Rogerson Olwen Heap
Nicole Harrison (PAS)

APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Mirfin and Knox and John Macholc.

MINUTES OF LAST MEETING

The minutes of the meeting held on 20 March were circulated and approved as a correct record.

CURRENT PROGRAMME

Colin gave an update on the current programme.

He had now started to receive draft reports back from consultants including HYDER on the issues raised by Natural England and BE Group on the ELR.

On the SHLAA, the call for sites had now closed with approx 120 suggested sites, some of which were frivolous but would still need investigating. The same methodology would be used as last time but would now include the mineral safeguarding areas. It was apparent that we do NOT have a land supply issue. However emphasis on the SHLAA has changed with Planning Inspectors applying greater weight to an adopted SHLAA. The 'new' SHLAA would need to be formally adopted by Planning and Development committee.

A response from the Inspector had not yet been received regarding updating the SCI and LDS.

With regard to the 5year supply statement; there would be a report on P & D on 11 April 2013 on Housing Land Availability. This would also be partially covered through the proof that Colin was doing for the appeals.

It was highlighted again that the critical time would be when the reports are coming back in and needed assessing. By the end of April we should have a headline of what each piece of evidence is showing us and an understanding of the implications of the new evidence in relation to the approved Core Strategy.

At the meeting of the working group on 1 May a key review would be done and a decision made as to whether there was a new/different trend to the evidence.

Nicole (PAS) had visited for the 3rd time to review the process and was impressed with the progress being made. She commented that with the addition of 2 major

appeals to be dealt with by the team that the Inspector may consider this to be mitigating circumstances.

Marshal insisted that everything possible would be done to make sure the timetable was adhered to and that the Inspector received what was required by the end of June.

SERVICE CENTRE HEALTH CHECKS – UPDATE

Craig reported that he had received no further comments from the working group members following last week's meeting.

He would however update some figures and in order to add extra weight include maps/zones, comparison from 2008, the national picture and benchmarking information.

His opinion is that nothing has changed fundamentally enough to warrant commissioning a full retail study unless that is what the Inspector is expecting. **Colin is checking the need for a full retail study with the Inspector.**

Richard asked all members to review the Inspector's critique to check that we are on track.

DISSEMINATING / COMMUNICATING INFORMATION TO THE PUBLIC

The issue is that people are aware that work is happening and want to know the impact of the new evidence and when it will be available. Colin considered it was important to have an agreed working protocol.

The evidence base will probably be presented to Planning committee at the 6 June meeting for ratification but before then Colin wants to do a councillor workshop where the consultants will do presentations on their findings. In the regulations it specifies that monitoring reports should be published as soon as practicable.

It was felt that a proper protocol needed to be in place and that **a legal opinion should be sought** on our position with regard to consultant reports.

NEXT MEETING

The next meeting was scheduled for **Wednesday 10 April 2013 @ 2.30pm.**

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON WEDNESDAY 10 APRIL 2013

PRESENT Cllr R Sherras (Chairman) John Heap
:
Cllr Thompson Colin Hirst
Cllr Bibby Craig Matthews
Cllr Rogerson Olwen Heap
Cllr Mirfin

APOLOGIES

Apologies for absence were submitted on behalf of Cllr Knox and John Macholc.

MINUTES OF LAST MEETING

The minutes of the meeting held on 27 March were circulated and approved as a correct record.

A response from the Inspector had not yet been received regarding updating the SCI and LDS or about whether a full retail study was required.

Service Centre Health Checks

Craig provided comparison charts showing the retail outlet 5 year change comparison from 2008 – 2013. The results showed that there was no great variance between the two.

Ged felt that he would prefer for a full retail study still to be done for the following reasons

- To show how we are addressing the need to increase retail capacity across the main service areas because of population changes
- Because of the static nature of the existing position – if the volume of houses suddenly changes there will be a deficit over a short period
- The general public will have expectations of delivery beyond the Core Strategy

The document can be expanded upon in it's current form without a full retail study.

The opinion of the working group (excepting Ged) was that a full retail study was not required unless it was what the Inspector required.

Craig would circulate the completed report once the additional information had been incorporated and an implications statement included.

CURRENT PROGRAMME

Colin gave an update on the current programme.

SHMA – Rachael had had an initial look at the draft report. It showed a definite change of emphasis with regard to the shift in need for rental properties. The level of housing benefit that can be claimed is also affecting affordability – a big change

since 2008. However, the conclusion was that the level of 30% affordable housing that we ask for still seems to be right.

GTAA – Colin was happy with the findings in the draft report from Opinion Research and would issue the conclusions. The policy statement in the Core Strategy was still applicable. Only the survey information would need updating. Colin asked the group to read the document and let him have any comments.

The general work programme was moving along as expected. Factoring Diane into the workload had made it more manageable overall, although there was still no contingency.

Another appeal had been received that Joanne would be dealing with.

Problem areas –

ELR – BE group were overdue with their draft report although parts of it had been received.

5 year supply statement – this was overdue although Colin had partially covered some parts as proof of evidence on appeal statements.

Colin needed to update the programme. Diane will manage it and keep an eye on dates/deadlines.

It was highlighted again that the critical time would be when the reports are coming back in and needed assessing. By the end of April we should have a headline of what each piece of evidence is showing us and an understanding of the implications of the new evidence in relation to the approved Core Strategy.

At the meeting of the working group on 1 May a key review would be done and a decision made as to whether there was a new/different trend to the evidence.

DISSEMINATING / COMMUNICATING INFORMATION TO THE PUBLIC

Colin had verified with Legal that as soon as reports are received, if there is a request to see them, then they must be made available. As and when reports are signed off they will be made available anyway. Colin would endeavour to get both the GTAA and Service Centre Health Checks to Planning & Development committee in May.

NEXT MEETING

The next meeting was scheduled for **Wednesday 24 April 2013 @ 2.30pm.**

The following would be included on the agenda

- ELR - draft
- SHMA - draft
- Service Centre Health Checks – final
- Housing figures