

Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 6 April 2017, starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	R Sherras
A Brown	R Swarbrick
B Hilton	D Taylor
J Rogerson	R Thompson
I Sayers	

In attendance: Chief Executive, Head of Regeneration and Housing and Senior Planning Officer.

Also in attendance: Councillors P Elms, M Fenton, K Hind, S Hind, G Mirfin, R Newmark, M Robinson, G Scott and N Walsh.

Councillors S Carefoot, M French and S Knox were not in attendance.

680 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown and L Graves.

681 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor Atkinson declared an interest as the Council's representative on the Clitheroe Royal Grammar School Foundation.

682 PUBLIC PARTICIPATION

Mr Geoff Dawson of Longridge objected to the proposed economic development site at Higher College Farm. He complained that there was already a noise nuisance from lorries using this site and explained that further economic development on this site would cause further problems. He also made the point that this site was immediately adjacent to Hillside School that catered for autistic children.

683 HOUSING AND ECONOMIC DPD – REGULATION 19 CONSULTATION STAGE

The Chief Executive submitted a report asking Members to consider the proposed policies and allocations and agree consultation for the Regulation 19 Publication Stage on the Housing and Economic Development – Development Plan Document and on the draft proposals map.

The Housing and Economic Development – Development Plan Document, sits alongside the Core Strategy and will detail where development will be allocated

and provide the opportunity to put in place an up-to-date proposals map that includes new allocations, commitments and policy designations.

Members were reminded that the consultation on the Regulation 18 Stage document took place between 26 August and 7 October 2016. This consultation represented the Issues and Options stage of the legislative regulations and 114 responses had been submitted into the consultation process. A summary of the representations document had been produced and considered by this Committee at its meeting on 15 December 2016 and had provided an overview of the consultation outcomes and the main issues raised. It also provided feedback on views received on the proposed potential housing and employment land allocations.

The overall aim of the Regulations 18 stage was to identify which, if any, of the potential housing and employment land allocations identified by the Council were seen as the preferred allocation sites to deliver the remaining requirement and had provided an opportunity for alternative sites to be put forward.

The Regulation 19 stage requires the preferred version of the plan to be developed from the information submitted in response to the Issues and Options stage and is subject to sustainability testing as part of the plan-making process. Regulation 19 stage represents the Council's preferred option and is a statement of the form the plan is likely to be when it is submitted for examination to the Secretary of State.

The Regulation 19 publication version of the plan is a key stage in the statutory process and if agreed the draft plan is published for a 6 week period of statutory consultation; the responses from which form the basis of the representations to be considered by an Inspector appointed to examine the plan once formally submitted to the Secretary of State.

The draft DPD attached to the report represents the draft proposals intended to form the publication version and had been subject to a sustainability appraisal process. The Development Plan Document and accompanying proposals map set out the proposed allocations necessary to address the remaining identified housing requirements for Wilpshire and Mellor and identified proposed employment land allocations to meet the proposals of the Core Strategy. The plan also set out areas where new or revised policy designations are required to reflect the planning policies set out in the Core Strategy eg settlement boundaries, open spaces, main centre boundaries and proposals such as the site area of the Clitheroe Market redevelopment area.

The Regulation 19 Plan had been prepared to reflect the identified requirements of the Core Strategy and therefore did not seek to over-provide against the planned development. Reserve sites would be considered as part of a wider whole review of the Local Plan when the wider implications could be comprehensively reviewed.

One issue that was important to address in the context of the representations made was the Council's approach to monitoring housing delivery and supply. A

review of the Council's methodology had been carried out following representations and had identified a need to amend the Council's methodology. The issue revolves around the calculation of the five year requirement and in particular the point at which the backlog of undersupply is added and the subsequent application of the existing NPPF buffer. It was clear therefore that the Council needed to amend its approach to its methodology if it was to be consistent with accepted practice and avoid challenge. Based on the Council's most recent monitoring information which gave the position as at 1 October 2016, the Council could demonstrate a 5.3 year supply. The revised calculation would take the Council just below the 5 year threshold at 4.99 when measured against the October supply information. However since October the Council had approved additional land for housing; the most significant of which was the approval of a site in Longridge of some 275 dwellings that, as a consequence, the Council would be in a position to demonstrate a 5 year supply. Based upon the existing published data, the Council would provide a supply position of at least 5.1 years and in doing so the trigger of the presumption in favour of housing development is not enacted, although the presumption in favour of sustainable development continues to be relevant.

The Head of Regeneration and Housing reminded Members that the 5 year supply position was dynamic and influenced by the ability to demonstrate sites are delivering and that new permissions will add to the supply. The next full monitoring report for housing land availability would update the position to the end of March 2017 and would enable the Council to consider the position again ahead of any submission stage of the plan.

He highlighted the proposed housing allocations in Mellor and Wilpshire and the proposed employment site allocations in Mellor, Simonstone and Longridge.

Following agreement of the draft Regulation 19 publication version it would be necessary to publish the plan for a 6 week period of consultation which would involve a wide range of publicity and promotion of the plan inviting representations; these representations would be reported to Committee and taken into consideration in finalising a submission version of the Plan which would need to be approved by Full Council before being formally submitted to the Secretary of State.

Councillor K Hind was given permission to speak on this item and expressed his concern about landowners who get planning permission without having a partnership with housebuilders and so therefore there is no building activity and this affects the five year calculation figures. He asked for an explanation as to how the five year supply was calculated.

Members asked several questions as to the procedure once the documents were out to consultation and expressed concern about the Ribble Valley becoming a dormitory area where people travel outside the valley to work. Members felt strongly about the need for employment land allocations specifically in Clitheroe and Longridge.

RESOLVED: That Committee

1. agree the publication of the Regulation 19 Housing and Economic DPD for a six week period of consultation and authorise the Chief Executive to prepare the necessary publication material including undertaking any amendments necessary to ensure technical accuracy or to assist interpretation subject to there being no change in the intent of policy proposals; and
2. note the change to the methodology of calculating the five year supply detailed in paragraph 3.6-3.9 of the report and agree to adopt the revised methodology for the purposes of monitoring and that a detailed report reviewing housing land availability be brought back to this Committee following completion of the March survey.

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PROPOSED CONSULTATION RESPONSE TO GOVERNMENT WHITE PAPER 'FIXING OUR BROKEN HOUSING MARKET'

The Chief Executive submitted a report asking Members to agree a formal response to the consultation regarding the White Paper as it relates to planning and other relevant matters and thereby aid in its development.

In February 2017 the Government released the White Paper 'Fixing our Broken Housing Market' which also included a formal consultation on planning related issues. The questions were not just aimed at local planning authorities but also at housebuilders and developers and contained specifically reworded national planning policy detail, as well as other matters including the issues of housing requirement calculations, housing delivery rates, affordable housing definitions, greenbelt boundary assessment and neighbourhood planning. The closing date for the consultation is 2 May 2017 and the Head of Regeneration and Housing asked that if Members had comments or issues to be included, that they inform him well before that date.

Officers had reviewed the Paper and the appended consultation section and had compiled a detailed set of specific comments and recommendations on each of the consultation questions.

Members considered the answers to the questions as outlined and made several comments and suggestions for amendments.

RESOLVED: That Committee endorse the suggested responses as outlined in the report with the inclusion of the comments made and instruct the Chief Executive in consultation with the Chair of Committee to submit the Council's response before the 2 May 2017.

The meeting closed at 8pm.

If you have any queries on these minutes please contact John Heap (414461).