

Minutes of Special Planning and Development Committee

Meeting Date: Tuesday, 17 July 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Hind
R Bennett	J Rogerson
I Brown	R Sherras
S Brunskill	R Swarbrick
M French	N Walsh

In attendance: Director of Community Services, Head of Regeneration and Housing, Head of Planning Services.

Also in attendance: Councillors L Graves, M Fenton, B Hilton, K Hind, S Hirst, M Robinson, G Scott and D Taylor.

166 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Dowson, P Elms G Geldard and S Knox.

167 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor N Walsh declared an interest in Agenda item 5 and left the meeting.

Councillor S Atkinson declared an interest in Agenda item 5, in particular Highmoor Park included in the tranche 2 sites.

168 PUBLIC PARTICIPATION

Mrs Douglas spoke on item 5 – Proposed Additional Housing Land Allocations to be included within Housing and Employment Land development plan document and made particular reference to a site not included in the suggested allocations in Chatburn as an alternative to the suggested site.

Mr Honeywell spoke on agenda item 5 – Proposed Additional Housing Land Allocations to be included within Housing and Employment Land development plan document with particular reference to Highmoor Park, Clitheroe which was included in the tranche 2 sites.

169 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report providing Members with key information that had informed the calculation of the most recent housing land availability survey which had a base date of 31 March 2018. The report also informed Members of the current housing land supply position with a 5% and 20% buffer and key information to illustrate the reasons why the Council needed to consider the allocation of additional sites as a main modification to the Housing and

Economic DPD. The report detailed the background to the Council's duty to ensure a five year supply of deliverable housing land and went on to make particular reference to the 10% slippage calculation and the windfall calculation, and the ways in which these two calculations affect the five year land supply figure.

In accordance with the NPPF each Local Planning Authority should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed needs with an additional buffer of 5% or 20% where there has been a record of persistent under-delivery of housing to provide a realistic prospect of achieving the plan supply and to ensure choice and competition in the market for land.

Reference was made to a recent appeal decision where the Inspector had concluded that there was a shortfall in the housing land availability. With this in mind the current housing land availability survey had provided a calculation based on both a 5% and 20% buffer in order to make explicit the five year supply for each circumstance. The annualised requirement when applying a 5% buffer is 426 dwellings and with a 20% buffer is 487 dwellings. With a 5% buffer the Council can demonstrate a 5.3 year supply and with a 20% buffer the Council can demonstrate a 4.6 year supply.

The report went on to explain the implications of supply outturn. Planning on the basis of the 5% buffer assumption not only brings with it the risk of unsounding the plan but also a potential risk of costs against appealed planning decisions, should it be shown that the Council should have adopted the 20% buffer on the evidence available. To protect the Council from this position, it was felt sensible to consider a buffer of additional identified sites to safeguard against that risk.

To protect the integrity of the plan and the Council's ability to direct development, it is suggested that the impact of a 20% buffer is adjusted to deliver at least the same years supply as at 5% that is 5.3 years. This way the Council's ability to demonstrate a five year supply against either assumption is strengthened and risks are mitigated. Given that the buffer to close the gap identified is some 300 dwellings and that 136 are identified in the April to June quarter, the residual buffer to identify to provide a robust supply for strategic purposes is in the order of 165 dwellings. In addition to the units already approved a number of applications remain to be determined and once approved will contribute to supply.

The Head of Regeneration and Housing reminded Members that the housing requirements set out in the plan are not a ceiling and development will continue to be determined with the presumption in favour of sustainable development and the provision of policies set out in the adopted Core Strategy. It was inevitable therefore that additional sites would come forward and he also stressed that the ability to demonstrate a five year supply in itself could not be used to refuse planning applications where otherwise they accord with policy provisions.

The identified buffer residual should be met by way of additional allocations which would be put forward as part of the Examination process as proposed main modifications for considerations by the Inspector. If agreed these would be subject to a statutory six week period of consultation, the outcome of which

would be presented to the Inspector to help inform his deliberations at the Examination in November.

Members considered the report and although there was some concern about infrastructure in parts of the borough, it was felt that in order to cover ourselves the Council had no option.

RESOLVED: That Committee

1. endorse the revised method of calculation used to apply the 10% slippage and the uplift of the windfall allowance of 115 to 130 dwellings as set out in the report; and
2. note the implications of the survey in relation to five year supply.

170 PROPOSED ADDITIONAL HOUSING LAND ALLOCATIONS TO BE INCLUDED WITHIN HOUSING AND EMPLOYMENT LAND DEVELOPMENT PLAN DOCUMENT

The Chief Executive submitted a report outlining the background to the selection of a series of proposed additional housing allocations to the submitted Housing and Economic Development DPD and setting out maps of those sites proposed for selection.

Whilst the Council can demonstrate a five year supply with a 5% buffer, it cannot do so when a 20% buffer is applied, therefore to address this urgent issue, further housing land allocations would need to be considered. To allow the time necessary to select and consult on these additional site allocations, the Examination had been postponed to November 2018. The detailed criteria used to select the proposed sites were set out for Committee's information. A series of tests had been applied to an initial group of sites that were put to the Council in Regulation 18 and 19 consultations on the Housing and Economic Development DPD, but were at the time considered inappropriate as they did not relate to the then specific requirements for sites only in Mellor and Wilpshire. These sites were now put forward as Principal Settlement sites, Tier 1 sites and Tranche 2 sites which were not included in the recommendation to be put forward at this stage but as part of the plan review. With regard to the Principal Settlement sites, the Head of Regeneration and Housing informed Committee that the Lancashire County Council had indicated that the sites at Pendleton Brook Day Centre, Clitheroe and Clitheroe Joint Divisional Office, Clitheroe were not deliverable within the five year period and should therefore be discounted at this stage. The other two sites in the Principal Settlements were site 15, Chatburn Road, Clitheroe (NE portion only) and site DEVPR3, land off Hawthorne Place, Clitheroe. These both had approximately 40 units each. There had been no other suitable sites that fulfilled the collection criteria put forward in the other Principal Settlements of Whalley or Longridge.

The Tier 1 sites included south of Laycocks Farm, Langho; north of Ribblesdale View, Chatburn; Hough Head, Whins Lane, Simonstone; and an additional allocation to that already proposed in Wilpshire.

Tranche 2 sites also suggested to be included as part of the future plan review were Mellor Lane, Mellor; Highmoor Farm, Clitheroe; and south east of Main Road, Gisburn.

Councillor Gary Scott was given permission to speak on this item and referred to the land at Ribblesdale View, Chatburn being included, as this was outside the settlement boundary in a rural village, where the residual requirement had already been met.

(Councillor Stephen Atkinson left the meeting at this point)

Councillor Mary Robinson was given permission to speak on this item and made a plea that when new houses were built, that 30% affordable be maintained in order for young people to be able to afford to remain in the Ribble Valley.

Councillor Stuart Hirst was given permission to speak on this item and referred to the additional allocation proposed in Wilpshire. He thought it would make more sense to bring forward the site at Highmoor Farm, Clitheroe.

Members discussed the merits of the various sites and asked officers to comment upon the flexibility of bringing Tranche 2 sites forward instead of using Tier 1 sites. The problem highlighted was one of deliverability within a five year period which was more likely with a site of 100 units as opposed to a smaller number.

RESOLVED: That Committee approve the need for further housing allocations to be made on the basis outlined in the report; acknowledge the deletion of sites 11 and 14 (Lancashire County Council); that site 13 Highmoor Farm, Clitheroe be exchanged for site 18 north of Ribblesdale View, Chatburn and the additional allocation at Wilpshire site HAL2 and that they be consulted on and submitted to the Examination as proposed main modifications to the submitted Housing and Economic Development DPD.

171 APPEALS

3/2017/0593 – Erection of fence to the front of the property with a pedestrian access at Ivy Cottage, Chapel Lane, West Bradford – appeal dismissed.

The meeting closed at 7.30pm.

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