

Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 6 August 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	J Rogerson
S Carefoot	I Sayers
B Hilton	R Thompson
J Holgate	D Taylor
S Knox	A Yearing

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Planning Services, Head of Legal and Democratic Services.

Also in attendance: Councillors K Hind, K Horkin, R Newmark, G Scott, D Smith and R Swarbrick.

188 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors M Thomas and J White.

189 DECLARATIONS OF INTEREST

There were no declarations of interest.

190 PUBLIC PARTICIPATION

Mrs A Humphreys addressed the meeting in her capacity as a member of the Dilworth Community Voice. She questioned the context and housing land allocations being earmarked for Longridge under the SHLAA and asked Committee to reconsider these as part of the Core Strategy process.

191 CORE STRATEGY – HOUSING EVIDENCE – CONFIRMING THE REQUIREMENT

Councillor K Hind was given permission to speak on this item and echoed the comments made by Mrs Humphreys. He was concerned about the democratic deficits which large housing applications were causing and in particular referred to two large sites in Longridge which he questioned the demand and need for.

The Head of Regeneration and Housing referred to Minute 143 of the Special Planning and Development Committee dated 25 June 2013 which had (inter alia) agreed to seek further advice from the Core Strategy Inspector on the emerging evidence base in relation to the submitted Core Strategy and the need to undertake further work in relation to the housing requirement to inform that Examination.

His report now provided that information and was requesting Committee to agree three separate elements.

1. The report presented Members with the draft SHLAA update for consultation;
2. The viability assessment which was undergoing the final proofing ready for the consultation process; and
3. The housing requirement review which identified a range of between 220-250 dwellings per annum as being an appropriate guide for housing requirements and was now informed by additional sustainability appraisal, consideration of matters raised by the Council's consultants and discussions with neighbouring authorities.

The Head of Regeneration and Housing reminded Members that the report concluded the work required to progress the Core Strategy Examination and that delays at this stage would impact upon the Council's ability to meet the Inspector's requirements. As indicated by the Inspector the Council would publish for consultation the updated evidence and the proposed changes. The consultation period would last for six weeks and would end on 20 September 2013. He reminded Members that the SHLAA was not a statement of Council policy, nor did it allocate land or grant planning permission. The SHLAA would assess whether sites had potential for housing, and provided as intended by the Government's guidance a source of information from which to assess options for land allocations as part of a future plan making process.

Members then asked a number of questions and made a number of comments as follows:

- They questioned the figure of 5000 new homes proposed in the report which would be exceeded if two sites in Clitheroe were granted on appeal.
- The impact of new development on existing residents.
- The figure of 200 dwellings and how this related to the revised figure of 220-250 dwellings.
- Multiple ownership of land.
- Breakdown of developer led applications.

The Head of Regeneration and Housing advised Members that the 200 figure for housing was being retained in the interim for consistency reasons to ensure any decision to adopt the revised housing figure ahead of the issue being considered at the Core Strategy Examination could be made with the benefit of consultation consistent with the Council's previous practice.

RESOLVED: That Committee

1. note the information in the report and support the publication of the Strategic Housing Land Availability Assessment and Viability Assessment as part of the revised evidence base together with the Sustainability Appraisal Addendum;
2. agree that the Core Strategy be amended to reflect the housing requirement of 5000 dwellings over the plan period 2008 to 2028 with a figure of 250 per annum as the target for new housing in the borough and the proposed amendments to the Core Strategy as set out in Appendix 5 be published for consultation and submitted to the Inspector; and
3. confirm that for the purposes of determining planning applications pending the outcome of public consultation, that the current figure of 200 dwellings per annum continues to be used for decision making.

192 COMMUNITY STRATEGY UPDATE

Committee received, for information, four sets of minutes from the Core Strategy Working Group held on 25 May, 13 June, 25 June and 9 July.

193 APPEALS

- (a) 3/2012/0478/P and 3/2012/0479/P – Rebuilding of extension – the variation in footprint – ridge line and roof pitches. Reinstate traditional doors, windows and rainwater goods. Introduce foot light to upper and lower pitches. Alterations to internal layout including bringing vacant roof space back into use as habitable rooms at 28 Church Street, Ribchester – appeal dismissed.
- (b) 3/2012/0637/P – Proposed erection of 116 No 2, 3, 4 and 5 bedroom dwellings and 21 No 1 bedroom bungalows, together with associated landscaping, open space, drainage infrastructure, car parking and access roads at land at Mitton Road, Whalley – appeal allowed with conditions.

194 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12AS of the Local Government Act 1972, the press and public be now excluded from the meeting.

195 PLANNING APPEALS UPDATE

The Head of Planning Services updated Members in relation to the recent major planning appeals for sites within Barrow.

RESOLVED: That

1. consideration of this matter be deferred to a future meeting of this Committee pending further information being provided by the Head of Planning Services; and
2. the Head of Planning Services write to the Secretary of State for Communities and Local Government along the lines now indicated by Committee.

The meeting closed at 7.38pm.

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