

Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 8 May 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
I Brown	I Sayers
S Carefoot	D Taylor
B Hilton	M Thomas
S Knox	R Thompson
G Mirfin	J White

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

Also in attendance: Councillors S Hirst, G Scott, R Sherras, D Smith, R Swarbrick and N Walsh.

746 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor A\ Yearling.

747 DECLARATIONS OF INTEREST

There were no declarations of interest.

748 PUBLIC PARTICIPATION

There was no public participation.

749 CORE STRATEGY POST HEARING MODIFICATIONS

The Chief Executive submitted a report asking Committee to consider the modifications suggested by the Inspector following the Examination hearings and to approve the next stages of the Examination process.

At the end of January 2014, the Inspector had issued an interim letter stating his view that the Council needed to make a modification to address his concern that the proposed housing requirement was too low and that the Settlement Strategy needed to identify from within the second tier of 'other settlements', those more sustainable settlements where growth could be directed. The Inspector had also raised, as an issue, that the distribution of the adjustment made in the housing distribution model relative to Longridge needed to be focused towards the remaining larger settlements or the more sustainable settlements rather than distributed across the borough. These were clear concerns of the Inspector regarding the soundness of the Plan.

A key change was the need to work to the higher housing requirement of 280 dwellings per year which was based upon the existing evidence base provided by the previous housing requirement review considered by Members. The Inspector had concluded that housing and economic growth should dovetail and for this to genuinely occur from the housing updates objectives assessment, an annual average of 280 dwellings per annum was necessary. It was therefore proposed that the Plan be modified to reflect this.

The discussion paper set out the analysis and conclusions in relation to the refinement of the Settlement Strategy; this resulted in 9 settlements being identified as more sustainable in development terms and a proposed split between the 9 as tier 1 villages and the remaining 23 defined settlements being tier 2. The Longridge adjustment was subsequently distributed to the tier 1 villages to address the Inspector's comments. This approach had also been the subject of sustainability appraisal.

Resulting modifications included changes arising during the hearings or those proposed following submission of the Core Strategy. These had been consolidated into a table for Committee's information. This would draw together all the changes to be considered by the Inspector and would be submitted to him as part of the Examination. The schedule would also need to be published for six weeks' consultation.

A number of minor modifications were yet to be finalised and were awaiting input from others. These were matters of clarification that would not be expected to change policy principles and as such could be dealt with under delegation.

It was programmed to commence consultation week commencing 19 May and closing on Monday, 30 June 2014. The Inspector had indicated that he wants all responses to be passed to him for his consideration and it is not anticipated that the Council will proposed further modifications in response. Whilst the Inspector, in closing the hearings, stated that he expected to deal with any outstanding matters by way of the written procedures, depending on the nature of the consultation response, further hearing days could be scheduled if he felt it was necessary.

On completion of the consultation and submission of responses to the Inspector, if there are no further sitting days required, the Inspector will produce his report to the Council and if the Plan is held to be sound subject to the modifications, the Council would move to the adoption stage.

Members asked questions and highlighted various issues within the proposed modifications and suggested some minor additions/amendments.

RESOLVED: That Committee

1. confirm the housing requirement to be set at 280 dwellings per annum and that the settlement hierarchy be modified in accord with the proposals set out in Appendix 2 to the report and that the proposed change to the distribution of the Longridge adjustment to the tier 1 villages be agreed;

2. endorse the proposed modifications set out in Appendix 2 to the report to be submitted to the Inspector and together with the relevant supporting documents to be subject to a six week consultation period; and
3. in regard to those outstanding modifications referred to in the report and where no policy principles were to be amended, authority be delegated to the Head of Regeneration and Housing in consultation with the Chairman and Vice Chairman of Committee to finalise text as necessary to progress the Examination.

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ENFORCEMENT

The Head of Legal and Democratic Services gave Members a brief presentation outlining issues surrounding enforcement action in preparation for Committee approving an Enforcement Plan. She informed Committee that enforcement was all about competing priorities and that an enforcement plan would try to clarify where the Council's priorities lie in the context of available resources covering an area of 226 square miles. She went on to outline why enforcement action is taken, who can ask the Council to take enforcement action, how a request for enforcement action can be made and how the Council responds.

She gave Members examples of the types of activity that give rise to enforcement investigations and the action that had been taken on these individual examples.

Committee found the presentation useful and asked questions with regard to specific examples.

The proposed Enforcement Plan would be submitted to a future meeting of the Planning and Development Committee for their approval.

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APPEALS

- (a) 3/2013/1013/P – proposed increase of height of the existing barn arch opening at Neddy Barn, Neddy Lane, Billington – appeal allowed.

The meeting closed at 7.55pm.

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