

Public Document Pack

Local Plan Committee - (Ceased on 22
January 2019)

29 January 2019

MINUTES OF THE INAUGURAL MEETING OF THE PLANNING POLICY AND LOCAL PLAN COMMITTEE, HELD ON TUESDAY 29 JANUARY 2019 AT 6.00 PM IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY

Present:	Councillors Stock OBE (Chairman), Turner (Vice-Chairman), Bush, Chapman, Coley, Ferguson, I Henderson, Land, Newton, Poonian and Skeels Jnr
Also Present:	Councillors Nicholls and White
In Attendance:	Ewan Green (Corporate Director (Planning and Regeneration)), Lisa Hastings (Head of Governance and Legal Services & Monitoring Officer), Gary Guiver (Planning Manager) and Katie Sullivan (Committee Services Officer)

9. **WELCOME**

The Chairman (Councillor Stock OBE) welcomed everyone to this first meeting of the Planning Policy and Local Plan Committee meeting.

He reminded Members that following approval at the full Council meeting held on 22 January 2019, the name of the former Local Plan Committee and its terms of reference had now been amended.

10. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were submitted on behalf of Councillors Bray (with no substitute), Platt (with no substitute) and G V Guglielmi (with Councillor Coley as his substitute).

11. **MINUTES OF THE LAST MEETING**

It was **RESOLVED** that the minutes of the last meeting of the Local Plan Committee, held on 30 October 2018, be approved as a correct record and signed by the Chairman.

12. **DECLARATIONS OF INTEREST**

There were no declarations of interest made at this time.

Later on in the meeting, during agenda item 5, Councillor Stock OBE declared a Personal Interest, insofar as he was a Director of North Essex Garden Communities Limited.

13. **QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 37**

There were none on this occasion.

14. **PUBLIC SPEAKING**

The Chairman invited the following person to address the Committee:

Bill Marshall, a resident of the District, made a statement relating to item A.1 of the Report of the Corporate Director (Planning and Regeneration Services) in which he

expressed concerns about the lack of community involvement with the Local Development Scheme and the timescales mentioned within Appendix 1 for sections 1 and 2 adoptions. Mr Marshall asked the Committee to carefully consider what was before them and to dig deep into figures and dates.

Councillor Stock OBE declared a Personal Interest, insofar as he was a Director of North Essex Garden Communities Limited.

15. REPORT OF THE CORPORATE DIRECTOR (PLANNING AND REGENERATION SERVICES) - A.1 - LOCAL DEVELOPMENT SCHEME

The Committee had before it a report of the Corporate Director (Planning and Regeneration Services) (A.1) which sought its agreement to publish a new Local Development Scheme (LDS) which had included a revised timetable for completing the examination of the Local Plan, taking into account the Planning Inspector's latest advice.

It was reported that the LDS was designed to set out the process for producing the Local Plan and other planning documents, including the anticipated timetable of consultation periods, examinations and expected dates of adoption.

It was further reported that the LDS document was an essential tool that would help to ensure the Council stuck, as best as it could, to a set timetable and therefore made the most efficient use of its resources. Publishing the LDS also ensured that stakeholders, including members of the public, Town and Parish Councils, landowners and developers, partner organisations and, critically, the Planning Inspectorate were kept aware of the timetable the Council was working to and could therefore organise their time and resources accordingly.

The Committee was aware that the Council's last LDS, published in 2017, had proposed a timetable of work that had aimed to have the new Local Plan published for two rounds of public consultation, examined by a Planning Inspector and formally adopted by the Council by September 2018, in line with the relevant planning regulations.

The Committee was also aware that the Local Plan had been submitted to the Planning Inspector in October 2017 and Examination in Public of Section 1 of the Plan had commenced in Spring 2018. However, Examination in Public of Section 1 had currently been paused by the Inspector, in order to allow the three North Essex authorities involved (Braintree, Colchester and Tendring) to carry out further work.

The Committee was informed that the Examination in Public of Section 1 was currently anticipated to recommence in Autumn 2019, with the Inspector's Section 1 report expected in Winter 2019/20. Subject to the Inspector finding Section 1 of the Plan 'sound', commencement of Examination in Public of Section 2 of the Plan was expected to commence in Spring/Summer 2020. Adoption of both Section 1 and Section 2 of the Plan was currently anticipated to take place in Winter 2020/21, with the potential to adopt Section 1 in Spring 2020, if adopted independently of Section 2 of the Plan. Should the timetable change as a result of further delays, an updated LDS would be produced.

The revised LDS was attached as Appendix 1.

Having considered and discussed all of the information provided, it was moved by Councillor Turner, seconded by Councillor Land and:

RESOLVED that the Committee approves the Local Development Scheme (LDS) 2019-2021 (attached as Appendix 1 to item A.1 of the Report of the Corporate Director (Planning and Regeneration)) and agrees to its publication on the Council's website.

16. REPORT OF THE CORPORATE DIRECTOR (PLANNING AND REGENERATION SERVICES) - A.2 - PLANNING REFORM: SUPPORTING THE HIGH STREET AND INCREASING THE DELIVERY OF NEW HOMES CONSULTATION RESPONSE

The Committee had before it a report of the Corporate Director (Planning and Regeneration Services) (A.2) which provided information on the implications of the Government's new Planning Reform paper.

It was reported that the Government had published its 'Planning Reform: Supporting the High Street and Increasing the Delivery of New Homes' consultation between 29 October 2018 and 14 January 2019. The consultation had been open to all public and private bodies and members of the public.

It was further reported that the consultation had included separate proposals in respect of:

- Part 1: new and amended permitted development rights and changes to use classes, including to support the regeneration of the high street and to extend existing buildings upwards to create new homes.
- Part 2: the disposal of surplus local authority land - rationalising and updating the rules which govern disposal of public land at less than best value.
- Part 3: a draft listed building consent order to support the work of the Canal & River Trust.
- Part 4: draft guidance on the compulsory purchase powers of new town development corporations.

Part 1: Permitted development rights and use classes

The Government was seeking views on new permitted development rights to allow greater flexibility for change of use; use the airspace above existing buildings for additional new homes and extensions; remove the right to install new public call boxes and the associated advertising consent; and increase the height threshold for the installation of off-street electric vehicle charging points. They had also proposed to make permanent other existing time-limited rights, and to make an update to the Use Classes Order to reflect changing high streets and make them more resilient.

Part 2: Disposal of local authority land

There were well established consent procedures in place where local authorities sought to dispose of surplus land at less than best consideration. The Government was proposing to extend local authorities' freedoms to do so without seeking consent from the Secretary of State, thereby providing greater flexibility to dispose of surplus land in support of local development objectives.

Part 3: Canal & River Trust: Draft listed building consent order

The Government was proposing to make the first listed building consent order which would allow minor, routine works to the Canal & River Trust's listed waterway structures without the need for individual listed building consent applications. This would remove unnecessary applications from the system whilst ensuring that appropriate protection for listed buildings and their settings is maintained.

Part 4: New town development corporations: Draft compulsory purchase guidance

The Government sought views on draft guidance on the compulsory purchase powers of new town development corporations. It had set out, amongst other things, the factors which Ministers would take into account when deciding whether or not to confirm new town compulsory purchase orders. This was intended to provide additional clarity to those with an interest in proposed new settlements, including promoters, investors, infrastructure providers, landowners and local communities.

The Committee was informed that the deadline to respond to the Government's consultation had fallen between two Committee cycles. In preparing a response Officers had consulted internally and with the North Essex Authorities. Due to the time allowed for those consultees to respond, action had to be taken prior to seeking a decision from this Committee. Given the tight time turnaround, Officers had consulted with Councillor Stock OBE in his capacity as both Leader of the Council and the Chairman of this Committee to agree the draft response for submission, with the matter being reported to the Committee thereafter.

Councillor Ferguson thanked the Chairman and also the Planning Manager (Gary Guiver) for their quick response with this matter.

Having considered and discussed all of the information provided, it was moved by Councillor Stock OBE, seconded by Councillor Ferguson and:

RESOLVED that the Committee:-

notes the contents of the report and supports the consultation response, which was previously the subject of consultation with and in agreement by, the Chairman of this Committee; and submitted to the Government as this Council's formal consultation response.

The meeting was declared closed at 6.27 pm

Chairman