

MINUTES OF THE MEETING OF THE LOCAL PLAN COMMITTEE
HELD ON 19 JANUARY 2017 AT 6.00 P.M. IN THE PRINCES THEATRE, TOWN HALL,
STATION ROAD, CLACTON-ON-SEA

Present: Councillors Turner (Vice-Chairman, in the Chair), Amos, Bray, M Brown, Cawthron, Everett, G V Guglielmi (except items 20 -23), V E Guglielmi (except items 20 – 23), I J Henderson (except items 20 - 22), Land, Newton, Scott and Winfield

Also Present: Councillors Heaney, McWilliams, Parsons and White

In Attendance: Corporate Director (Corporate Services) (Martyn Knappett), Head of Planning Services (Cath Bicknell), Committee Services Manager (Ian Ford), Planning and Regulation Manager (Simon Meecham), Communications Manager (Nigel Brown) and Planning Officer (Will Fuller)

Also in Attendance: Senior Development Technician (Mary Foster)

20. CHAIR

In the absence of the Chairman of the Committee (Councillor Stock), the Chair was occupied by the Vice-Chairman (Councillor Turner).

21. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Broderick (who was substituted by Councillor Winfield), Chapman, Platt (who was substituted by Councillor V E Guglielmi), Stephenson (who was substituted by Councillor Everett), M J D Skeels and Stock (who was substituted by Councillor M Brown).

22. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the last meeting of the Committee, held on 3 November 2016, be approved as a correct record and signed by the Chairman.

23. DECLARATIONS OF INTEREST

Councillor Scott declared a non-pecuniary interest in all agenda items insofar as he was the Ward Member for Alresford and insofar as he personally knew Sir Bob Russell who was a former employer.

24. PUBLIC SPEAKING

The Chairman invited the following persons to address the Committee:

Item A.3 – Methodology for the Five Year Housing Supply and Prediction for 31 March 2017 Housing Land Supply

Mr Peter Harry (resident of Great Bentley) asked the following question:

“As a Great Bentley resident I have followed the development of the Local Plan and the numerous Planning applications as they affect our village. Great Bentley currently stands to gain some 300 dwellings since 2013/14 either completed, under construction or with outline planning permission. This represents a 44% increase in housing stock and 90% of the proposed housing allocation for the 6 Key Rural Service Centres.

Following the consultation period on TDC’s Preferred Options Document, amongst the many representations submitted, eight offered land that will affect the Parish of Great

Bentley. Of these 8 representations two have already been re-submitted as Planning Applications without waiting for a TDC response. If accepted and approved this would mean - a further 150 dwellings.

In response to a local magazine article re developments, Stephen Williams of Hills Building Group, stated on a public website that "Great Bentley is only being targeted by developers because TDC see it as an appropriate location for further development." And: "There is a shortfall of housing and it is TDC's duty to fill the gap where they see it is appropriate".

Having recently perused the papers for the forthcoming Local Plan Committee meeting on 19th Jan I note that TDC is predicting a 'shortfall' at the end of March 2017 of some 569 dwellings for the 5 year housing plan.

My question therefore "Is it the intention of the Local Plan Committee to adopt any of the 8 representations of land and in particular, the two recently submitted Planning Applications, to make up the shortfall. I would suggest that 450 dwellings is not sustainable in any sense of the word."

The Chairman of the Committee replied along the following lines:

"Thank you for your question Mr Harry.

At its meeting held on 3 November 2016, this committee agreed housing allocations for the Local Plan that were known as 'Option T'. This option did not include the allocation of any sites in Great Bentley. I can therefore confirm that the Council does not have any plans to make up any shortfall in housing land supply by allocating sites in Great Bentley.

However, as you point out, there are currently applications before the Council that propose residential development in Great Bentley. I also note your view that 450 homes is not sustainable. The Council is required to determine applications submitted to it taking into account national and local policy and other material considerations, including its current housing land supply position. I cannot comment on the merits of the applications but, if approved, these permissions would contribute to the supply of housing land."

Item A.1 – Local Development Scheme 2016 - 2019

Parish Councillor Kevin Plummer (Great Bentley Parish Council), made a statement in which he expressed the Parish Council's concerns at the number of recent planning applications approved either by the Council or on appeal in Great Bentley together with other planning applications in the system which could lead to a 50% increase in the size of the village. The Parish Council did not feel that any increase in the size of the village envelope was required and could not support any large scale development at Aingers Green which should remain as a hamlet. The Parish Council requested that their views be taken into account by the Committee in progressing the Local Plan.

Angela Barnes, Vice-Chairman of Weeley Residents' Association (WRA), made a statement in which she advocated that the Council should look again at allocating the Horsley Cross site for development as a garden village which would generate the needed upgrade of the A120 and improvements to transport links.

Pippa Drew (Protect Great Bentley) made a statement in which she referred to the Council's decision to pursue Option T in the emerging Local Plan and queried how much weight in planning terms could now be given to the Plan in determining planning applications.

Carol Bannister (resident of Weeley) made a statement in which she welcomed the re-designation of Weeley as a Village Settlement but argued that the employment land allocations at Weeley now needed to be revised in the light of the above especially as a

planning application for a mixed use development had now been submitted. She also restated her opposition to any allocation of land for housing south of Thorpe Road.

Item A.2 – Local Plan Evidence Update

Sir Bob Russell, a resident of Colchester, referred to a recent workshop held on garden communities and queried its status. He also expressed his concerns about the status of the “gap” between the edge of the Borough of Colchester and the proposed new garden community in west Tendring and urged that it be as large as possible in order to protect Salary Brook.

At the request of the Chairman, the Head of Planning responded to the points made by Sir Bob.

25. LOCAL DEVELOPMENT SCHEME 2016 - 2019

The Committee had before it a report of the Head of Planning Services (A.1), which sought its agreement to publish a new Local Development Scheme (LDS) in order to update the proposed timetable for preparing the new Tendring District Local Plan and other planning documents.

Members were aware that the LDS was designed to set out the process for producing the Local Plan, the Community Infrastructure Levy (CIL) and other planning documents. It included the anticipated timetable of consultation periods, examinations and expected dates of adoption. Publishing the LDS also ensured that stakeholders, including members of the public, Town and Parish Councils, landowners and developers, partner organisations and the Planning Inspectorate were kept aware of the timetable the Council was working to and help them organise their time and resources accordingly.

It was reported that the updated LDS proposed a revised timetable for the Local Plan in order to ensure that critical evidence documents were completed to inform policy and to ensure that there was sufficient time for the Sustainability Appraisal to appraise a fully completed Local Plan.

The Committee was made aware that, whilst this LDS requested that the public consultation on the Local Plan moved from February to June 2017, the date of Adoption agreed at the September 2016 meeting of the Committee, remained unchanged. Consequential alterations were also to be made to the timetables of the Area Action Plan and the CIL.

Members were informed that Braintree and Colchester Councils were also seeking to revise their timetables for the same reasons as this Council. The proposed timetable set out in the revised LDS aligned the preparation of all three Councils' Local Plans.

Having considered all of the information provided, it was moved by Councillor G V Guglielmi and seconded by Councillor Amos and unanimously:

RESOLVED that the Committee approves the Local Development Scheme 2016 -2019, as attached as Appendix 1 to item A.1 of the Report of the Head of Planning Services, and agrees to its publication on the Council's website.

26. LOCAL PLAN EVIDENCE UPDATE

The Committee had before it a detailed report of the Head of Planning Services (A.2) which provided an update on the progress of the evidence that was necessary to underpin the content of the new Local Plan.

The report provided an update on:

- (1) The Objectively Assessed Needs Housing Target – November 2016 Update; and
- (2) Ongoing Evidence Requirements
 - (i) Strategic Flood Risk Assessment and flood risk sequential tests;
 - (ii) Holiday Park Review;
 - (iii) Transport Modelling – Phase 3;
 - (iv) Employment and Demography for the garden communities including non ‘B’ class uses;
 - (v) Infrastructure Delivery Plan;
 - (vi) Habitats Regulation Assessment and appropriate screening;
 - (vii) Local Plan Viability;
 - (viii) Sustainability Appraisal and Strategic Environmental Assessment for the Submission Local Plan; and
 - (ix) Concept Frameworks for the Garden Communities.

Having discussed the information provided, it was moved by Councillor G V Guglielmi and seconded by Councillor Bray and unanimously:

RESOLVED that the Local Plan Committee:

- (a) notes the latest progress on the evidence base to justify the content of the Local Plan;
- (b) approves the Objectively Assessed Needs housing target for Tendring District Council as 550 homes each year, in the light of the November 2016 PBA report; recognising that further updates may be required when new guidance and data is published by Government; and
- (c) authorises the Head of Planning to continue commissioning and finalising the outstanding studies as set out in Table 1 of the report and any other evidence studies required, providing updates to this Committee on an ongoing basis.

27. METHODOLOGY FOR THE FIVE YEAR HOUSING SUPPLY AND PREDICTION FOR 31 MARCH 2017 HOUSING LAND SUPPLY

The Committee had before it a detailed report of the Head of Planning Services (A.3) which sought its agreement to the methodology of calculating the five-year housing land supply; which was in compliance with the methodology recommended by the Planning Practice Guidance and in accordance with the National Planning Policy Framework. Also, the Committee was requested to note the progress towards achieving a five-year housing land supply illustrated with a predicted supply for the close of the 2016/17 financial year (ending 31 March 2017).

Section A – Methodology

The Committee was informed that Section A of the report explored the approach the Government required in order to produce a five-year Housing Land Supply (HLS). The report methodically ran through the relevant parts of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). Also, where relevant, the report provided information on how this Council had implemented the NPPF and PPG for the calculation of the five-year HLS. The methodology described had been used for Section B of the report which was a predication of housing land supply at 31 March 2017 and also for Agenda Item A.4 The Authorities Monitoring Report (2015/2016).

Section B – Prediction of 31 March 2017 housing land supply position

Members were made aware that, whilst the financial year 2016 / 2017 did not finish until the end of March 2017, Section B of the report appraised the Committee of the current status of the five-year HLS.

It was reported that the calculations predicted that the housing land supply position in Tendring at 31 March 2017 would be around 3,866 homes or 4.4 years of supply. It was emphasised that this was a predication based on assumptions that were spelt out in the report and did not represent the official five-year HLS position of the Council. This was because an HLS could only be produced once housing completions, housing losses, new planning permissions, and lapsed planning permission had been monitored and a judgement was made on what to include within the new five-year HLS.

In the opinion of the Officers the housing land supply position for the Tendring District was improving quickly and was potentially nearing a five-year housing supply. A formal housing land supply statement would be reported to the Committee to replace this prediction for 2016/2017 as soon as possible after the end of March 2017.

It was reported that in respect of pages 51 and 80 of the Officers' report the following text should be disregarded as it was not part of the calculation:

"A predicted housing land supply for January to March 2017 has been established based on the Development Management Work Programme and it is estimated that 300 homes can be added to the supply."

Having discussed the information provided, it was moved by Councillor G V Guglielmi and seconded by Councillor V E Guglielmi that the Local Plan Committee:

- (a) agrees that the methodology set out in Section A and Appendix 1 of the report is used by Tendring District Council for calculating the five-year housing land supply;
- (b) notes the predicted five-year housing land supply of 4.4 years for 31 March 2017, as set out in Section B and Appendix 1 of the report and notes that because the data is in part a projection, it would not be credible to adopt the supply in Table 8 of the report as the Council's housing land supply position for Development Management purposes; and
- (c) notes that a formal housing land supply statement for 2016/17 will be reported to this Committee as soon as possible after March 2017. This will reflect any revised Government guidance to the methodology published in the interim.

It was then moved by Councillor Everett and seconded by Councillor Bray that Councillor G V Guglielmi's motion be amended by the deletion of paragraph (b), which amendment on being put to the vote was declared **LOST**.

Councillor G V Guglielmi's motion on being put to the vote was declared **CARRIED**.

28. AUTHORITIES MONITORING REPORT 2015 - 2016

The Committee had before it a report of the Head of Planning Services (A.4) which submitted the Council's Authorities Monitoring Report and the five year housing land supply position.

The Committee was informed that the Authorities Monitoring Report had been produced as a means of monitoring the progress of the preparation of the District's replacement Local Plan and related documents. The report covered the period April 2015 to March 2016 and contained a summary of the preparation of Local Plan, housing completions data and the five year housing land supply position.

Having discussed the information provided, it was moved by Councillor G V Guglielmi, seconded by Councillor V E Guglielmi and:-

RESOLVED that the Local Plan Committee:

- (a) notes the Authorities Monitoring Report 2015-2016 (as attached as Appendix 1 to item A.4 of the Report of the Head of Planning) and agrees to its publication on the Council's website; and
- (b) notes the five year housing land supply position.

The meeting was declared closed at 7.38 p.m.

Chairman