

## POLICY COMMITTEE

11<sup>th</sup> April 2017

**Present** – The Chairman (Foster) and Councillors Barrett, Brockbank, Dawson, Hull, Ireton, Jaquin, Lis, Madeley, Mulligan, Myers, Place, Solloway (substitute for Morrell) and Welch.

**Officers** – Chief Executive, Director of Services, Solicitor to the Council (Monitoring Officer), Environmental Services and Housing Manager, Assets and Commercial Services Manager, Senior Accountant x2 and Committee Administrator.

Apologies for absence were received from Councillors Heseltine and Morrell.

Start: 6.30pm

Finish: 7:54pm

The minutes of the Committee's meeting held on 7<sup>th</sup> March 2017 were confirmed and signed by the Chairman.

### **EXCLUSION OF THE PUBLIC**

That, in accordance with the Council's Access to Information Procedure Rules, the public is excluded from the meeting during consideration of Minute POL.823 marked (\$) below on the grounds that it is not in the public interest to disclose the Category 3 exempt information (financial or business affairs of any particular person including the Council).

### Minutes for Report

POL.821

### HOUSING WHITE PAPER

The Strategic Manager Planning and Regeneration submitted a report presenting a summary of the Government's Housing White Paper 'Fixing our Broken Housing Market' and highlighted some of the key issues for Craven District Council.

As part of the Strategic Manager's report, the Environmental Services and Housing Manager gave a presentation on the key messages arising from the White Paper and Members commented thereon.

The White Paper was a response to the chronic low level of house building which had resulted in housing being unaffordable to many people in various parts of the country. The situation was widely regarded as unsustainable and the White Paper stressed the importance of the problem and the consequences. Of particular interest to Craven was the focus placed on the delivery of houses. In Craven (outside the National Park) in the last three years build rates have been from 36 to 196. Such Fluctuations meant that we would have failed the Housing Delivery Test in two out of three years. There was a risk that Craven would have imposed on it an assumption in favour of development for all sites which was the equivalent of neither having a Local Plan in place nor a five year land supply.

In addition, the White Paper included a consultation on changes to planning policy and legislation in relation to planning for housing, sustainable development and the environment.

**Resolved** – (1) That, the Government's Housing White Paper 'Fixing our Broken Housing Market' is noted.

(2) That, the Chief Executive in consultation with the Leader of the Council is authorised to submit a response to the Government's consultation on the Housing White Paper 'Fixing our Broken Housing Market'.

### DEVOLUTION

The Chairman gave a verbal update regarding Devolution and committed to keeping Members informed of further developments. He stated that a positive meeting had been held recently in York and that there was a willingness across Yorkshire local authorities to work harmoniously together.

**Resolved** – That, the update is noted.

\$POL.823

### PROCUREMENT OF A LAND REGENERATION JOINT VENTURE STRATEGIC PARTNER

A separate excluded Minute has been prepared for this item. It is published (on pink paper) for Members, relevant officers and other agencies only, who are entitled to know the outcome. This version is for all those who are not entitled to the exempt version of the Minute.

### Minutes for Decision

POL.824

### COMMUNITY HOUSING FUND

The Director of Services submitted a report seeking Member endorsement for the use of the Government's Community Housing Fund allocation and the process by which Community Housing Fund monies were allocated to specific community led housing schemes. Members were also asked for approval to top slice part of that allocation to the York, North Yorkshire and East Riding Strategic Housing Partnership in order to provide additional support and specialist expertise.

The Community Housing Fund was additional funding to specifically enable the Council to tackle the problem of high levels of second homeownership in its communities. The criteria was that the community must be integrally involved in key decisions throughout the process and that community groups played a long term role in ownership, management and stewardship of the homes. The Council had been awarded £605,964 and following a meeting of the York, North Yorkshire and East Riding Strategic Housing Partnership Board a decision was made that 3% (£18,179 for Craven) should be transferred to the Partnership so that they could create a 'Hub' that would provide the necessary skills and capacity required to the local authorities who received the allocation whilst working alongside key stakeholders.

**RECOMMENDED** – (1) That, how the Community Housing Fund is to be used within the Council's District is noted and endorsed.

(2) That, £18,179 of the Council's total Community Housing Fund allocation of £605,964 be transferred to the York, North Yorkshire and East Riding Strategic Housing Partnership to provide additional support and expertise via a proposed 'Hub' in accordance with the decision made by the Partnership Board.

(3) That, approval is given for the Director of services in consultation with the Leader, the Lead Member for Housing and the relevant Ward Member(s) and S.151 Officer to allocate Community Housing Fund monies to specific community led housing schemes in accordance with the criteria as set out in the report now submitted.

POL.825

### PLANNING FEES AND PLANNING TEAM ENHANCEMENT

The Strategic Manager, Planning and Regeneration submitted a report seeking approval to confirm to the Department of Communities and Local Government (DCLG) that the Council intended to increase its planning fees by 20% from 1<sup>st</sup> July 2017.

The Government, in its Housing White Paper 'Fixing our Broken Housing Market' announced the ability for planning authorities to raise planning fees by 20% if they agreed that the additional resources would be used to support the resilience and performance of the Planning Department. Planning fees were currently set nationally through the Department for Communities and Local Government.

It was estimated that a 20% increase in planning fees could generate in the region of £82,000 which would provide the planning department with additional resources to assist with the completion the Local Plan and the new risks surrounding the need to ensure that houses were built in timely manner. Failure to meet the Housing Delivery Test would result in a number of sanctions.

**RECOMMENDED** – (1) That, confirmation is given that the Council wishes to increase planning fees by 20% from 1<sup>st</sup> July 2017 in line with the DCLG's proposals arising from the publication of the Housing White Paper 'Fixing our Broken Housing Market'.

(2) That, planning fees are increased by 20% from 1<sup>st</sup> July 2017.

(3) That, the additional resources are used to deliver the proposals as set out in 5.4 of the report now submitted.

Chairman