

**CRAVEN SPATIAL PLANNING SUB-COMMITTEE**

5<sup>th</sup> June 2017

**Present** –Councillors Brockbank, Dawson, Madeley, Shuttleworth (substitute for Barrett), Solloway and Staveley.

**Officers** – Strategic Manager for Planning and Regeneration, Spatial Planning Manager, Planning Officer (Planning Policy), Planning Consultant and Committee Officer.

Apologies for absence were received from Councillors Barrett and Sutcliffe.

Start: 6.30pm

Finish: 7.53pm

The minutes of the Sub-Committee's meeting held on 6<sup>th</sup> April 2017 were confirmed and signed by the Chairman as a correct record.

**Minutes for Report**

CSP.137

**CHAIRMAN AND VICE-CHAIRMAN**

**Resolved** – (1) That Councillor Dawson is appointed Chairman for the current municipal year.

(2) That Councillor Staveley is appointed Vice-Chairman for the current municipal year.

CSP.138

**CONFIRMATION OF MINUTES**

**Resolved** – That the minutes of the Sub-Committee's meeting held on 6<sup>th</sup> April 2017 are confirmed and signed as a correct record.

CSP.139

**LOCAL PLAN VIABILITY APPRAISAL**

Further to Minute CSP.128/16-17, at which the Sub-Committee had received a briefing on the purpose and methodology of the Local Plan Viability Assessment, the Strategic Manager for Planning and Regeneration submitted a report presenting and seeking approval of the Craven Local Plan Viability Appraisal which, if approved, would form part of the evidence base to the Local Plan.

Members were reminded that the National Planning Policy Framework required emerging Local Plans to be tested for viability, stating that plans should be deliverable, therefore proposed sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be viably developed was threatened. In preparing the viability assessment now presented, the views of all developers, house builders, registered providers, agents and planning consultants on the Council's local plan database had been sought, and 12 external stakeholders had attended a presentation by the Council's consultants, Aspinall Verdi, on 1<sup>st</sup> March 2017. A partial draft of the Assessment and other relevant information from the stakeholder workshop had then been sent to all 100 plus stakeholders to seek their views on the emerging document. Two representations were received and taken into account in producing the final assessment.

Having taken into account the proposed planning obligations/developer contributions on sport and open space, education and highway improvements in Skipton, as well as 40% affordable housing,

the Assessment had concluded that the forthcoming Draft Local Plan was viable and could be delivered. In responding to questions during the course of the ensuing discussion, the Spatial Planning Manager stated that the evidence showed the starting point on affordable housing should be 40%, however, the policy within the draft Local Plan recognised that there may be reasons on individual sites which warranted a lower figure.

**Resolved** – (1) That the findings of the Aspinall Verdi Craven Local Plan Viability Assessment are noted, and that the Local Plan Viability Assessment and Appendices thereto, as now submitted, are accepted subject to minor amendments into the evidence base to support the emerging Craven Local Plan.

(2) That the Strategic Manager for Planning and Regeneration is authorised to make minor amendments to the Local Plan Viability Assessment prior to the forthcoming Pre-Publication Consultation Draft Plan.

CSP.140

### **HIGHWAY MODELLING FOR SKIPTON**

The Strategic Manager for Planning and Regeneration submitted a report presenting the outcome of work undertaken by the consultants, Jacobs UK Limited, in assessing the traffic impacts of proposed housing developments within Skipton as part of the forthcoming local plan. The primary output of the study had been an assessment of the impact on eleven junctions across Skipton's highway network.

Copies of the consultant's report "Craven Local Plan Modelling Highway Impacts of Local Plan Development in Skipton" had been circulated in full as an appendix to the Strategic Manager's report. If accepted by the Sub-Committee the study would form part of the evidence base to the Local Plan.

In responding to opinions expressed by Members that the level of congestion experienced at some junctions was not reflected in the findings of the modelling exercise, Officers pointed out that the junctions had been assessed using nationally accepted modelling software, and that there was a difference between being able to show there was congestion beyond an acceptable level and perceived congestion. Local experience did not necessarily mean a junction was operating beyond capacity. In any event at the point of submission of applications for planning permission on larger sites, applicants would still need to submit traffic impact assessments at that time, no matter what the Local Plan indicated.

The study had identified four junctions as requiring improvement / increased capacity at an estimated cost of £695,000. Those mitigation measures could be funded by either Section 106 Obligations or Section 278 Highway Obligations.

**Resolved** – (1) That, subject to minor amendments, the Highway Modelling Report for Skipton, as now appended to the Strategic Manager's report, is accepted for publication on the Council's website, and as evidence base to support the Craven Local Plan: Pre-Publication Consultation Draft (Summer 2017).

(2) That the Strategic Manager for Planning and Regeneration is authorised to make minor amendments to the Highway Modelling Report prior to the forthcoming Pre-Publication Consultation Draft Plan.

CSP.141

### **LOCAL PLAN TIMETABLE**

Further to Minute CSP.130/16-17, the Strategic Manager for Planning and Regeneration submitted a report seeking an adjustment to the Local Plan Timetable.

A pre-publication consultation draft of the Craven Local Plan would be presented to the Sub-Committee on 14th June 2017 and, subject to Member approval, public consultation would commence on that draft on Monday 19th June 2017 for a period of 6 weeks. It was anticipated that the publication version of the Local Plan would then be presented to Policy Committee and Council by the end of September 2017 and, following a further period of consultation, submitted to the Secretary of State by early December 2017.

It was pointed out that the estimated timescale for the Examination of the Local Plan was based on the latest guidance produced by the Planning Inspectorate "Procedural Practice in the Examination of Local Plans" this suggested, subject to the outcome of the examination, adoption of the Local Plan in July 2018.

A copy of the revised timetable had been circulated with the Strategic Manager's report.

**Resolved** – That, the adjusted timetable, as now presented at Appendix A to the Strategic Manager's report, for the preparation of the Craven Local Plan is approved, and that the Local Development Scheme is amended accordingly for publication on the Council's website.

CSP.142

**MEETINGS : START TIME**

Further to Minute CL.946/16-17, the Sub-Committee was asked to agree the normal start time for its meetings for the remainder of the current municipal year.

**Resolved** – That 6.30pm is retained as the normal start time for meetings of this Sub-Committee in 2017/18.

CSP.143

**DATE OF NEXT MEETING**

To be held on Wednesday, 14<sup>th</sup> June 2017 at 6.30pm.

Chairman.