

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

25th February 2015

Present – Councillors Barrington, Jaquin (substitute for English), Mulligan (substitute for Foster) Sutcliffe and Turner. Councillors Brockbank, Moorby and Staveley were also in attendance.

Officers – Strategic Manager for Planning and Regeneration, Spatial Planning Manager, Principal Planning Officer (Planning Policy Team), Planning Officers x2 (Planning Policy Team), Planning Assistant (Planning Policy Team) and Committee Officer.

Apologies for absence were received from Councillors Barrett, English, Foster and Welch.

Start: 7pm

Finish: 9.15pm

Councillor Mulligan left the meeting at 8.35pm

The minutes of the Sub-Committee's meeting held on 18th August 2014 were confirmed and signed by the Chairman.

Minutes for Report

CSP.87

CHAIRMAN

In the absence of the Chairman and Vice-Chairman, it was

Resolved – That Councillor Sutcliffe is appointed as Chairman for this meeting.

CSP.88

PUBLIC PARTICIPATION

In commenting on the timetable for production of the Council's Local Plan Councillor David Walsh - Skipton Town Council – expressed the opinion that the Council should be more ambitious in its timetable, pointing out that it could be a further two years before the Plan was in place. He suggested that in the period to the Plan's adoption many sites would have been built out, thereby distorting the Plan and leading to pressure for more sites to be allocated / developed. He also understood that adopted plans should be subject to an annual review.

In responding to Councillor Walsh the Spatial Planning Manager stated that she shared his frustration, however, the process by its nature was time consuming and had to be carried out in accordance with Government Guidance. Good progress was actually being made and unlike some authorities the Council had opted to prepare both the strategic policy and site allocation elements of the Local Plan at the same time. Development currently being undertaken and consents granted in the period prior to adoption would actually contribute to the total allocation and development within the Plan period. Adopted plans had to be subject to monitoring on an annual basis which in turn helped to inform the need or otherwise for a review.

CSP.89

POPULATION AND HOUSEHOLD GROWTH PROJECTIONS

Further to Minute CSP.53/11-12, the Sub-Committee received a presentation delivered by Dr Peter Boden, Director of Edge Analytics Limited, on updated population and household growth forecasts for the Craven District for the period 2015 to 2037.

The analysis showed that the District would be faced with modest employment growth at a time when the workforce would be shrinking due to its ageing population, resulting in increased inward

migration and / or more commuters. Aspirations for job growth would therefore need to be aligned with the provision of housing in the right quantity of the right type to attract people of working age and families into the area, whilst also providing accommodation which enabled older people to meet their housing aspirations within the District.

The updated demographic scenarios provided by Edge would be used to help inform the production of a revised strategic housing market assessment and assist the Council in establishing an objectively assessed level of housing need.

CSP.90

**PRE-PUBLICATION DRAFT LOCAL PLAN - CONSULTATION
FEEDBACK**

Further to Minute CSP.85/14-15, the Spatial Planning Manager stated that copies of a presentation providing a summary of feedback received as a result of the consultation exercise undertaken in respect of the Pre-Publication Draft Local Plan had been circulated to all Members of the Sub-Committee. Detailed summaries of all comments received would also be published on the planning policy pages of the Council's website.

CSP.91

**DRAFT LOCAL PLAN – PROGRESS AND AREAS FOR
ACTION**

Further to Minute CSP.85/14-5 the Strategic Manager for Planning and Regeneration submitted a detailed report updating the Sub-Committee on work being undertaken in progressing the draft Craven Local Plan, and action required in preparation of an up to date evidence base.

Members were advised that one of the most significant areas for work going forward was to ensure that policies within the draft plan were supported by up-to-date and relevant evidence. To help achieve this, consultants had been / were being procured to undertake background studies that would underpin the Local Plan with adequate, up-to-date and relevant evidence on matters including housing, employment land and the local economy, retail, heritage, infrastructure, sports facilities and open space. Much of this work was anticipated to be completed by late spring 2015, enabling the production of robust evidenced based local plan policies that would withstand scrutiny at examination.

It was pointed out that in light of updated national guidance on objectively assessed housing need together with new emerging demographic projections, the previously identified potential housing requirement of 160 dwellings per annum (with an additional 20 dwellings per annum being apportioned to the Yorkshire Dales National Park) would need to be revised and potential strategic development opportunities given full consideration.

On conclusion of work being undertaken in production of an updated strategic housing market assessment (SHMA) and completion of an employment land review and local economy study, the intention was to issue a discussion paper for informal consultation in respect of:-

- housing requirement options.
- employment land requirement options; and
- revised spatial distribution options.

In summary, although not exhaustive, the work/action that was required in order for the Local Plan to reach a second draft of consultation was as follows.

- Housing and Employment : Finalisation of SHMA, Employment Land Review and Local Economy Study, Retail Study, preparation of discussion paper on revised housing requirement figure, employment strategy, review of spatial options and distribution strategy, and potential call for sites (should spatial strategy or the requirement for additional housing

allocations require new areas of land)

- Heritage : Conservation area appraisals, recommendations for designating new conservation areas and recommendations on draft preferred sites and any required mitigation.
- Flood Risk : Sequential test report on draft preferred sites.
- Biodiversity : Habitat Regulations Assessment
- Local Plan Content : Review of policies in the November 2014 draft based upon responses received, formal assessment of saved policies from 1999 Local Plan document, monitoring Framework, and preparation of development principles for land allocations.
- Infrastructure : Position statement on school provision, highways impact study, playing pitch and built facilities strategy, open space assessment, and infrastructure delivery plan.
- Sustainability Appraisal : Developing, evaluating and refining options, preparation of interim environmental report, reviewing site selection methodology and consultation with stakeholders and appraising sites for employment.
- Duty to Cooperate Statement : Carry out ongoing duty-to-cooperate and prepare draft report
- Engagement Work : Full review of consultation responses from November 2014 consultation and second draft local plan consultation.

In respect of timescales and volume of work required it was unlikely that consultation on the second draft local plan would take place prior to summer 2015

Resolved – That progress on the Draft Craven Local Plan and planned further work, including the need to establish an up to date evidence base in working towards the preparation of a second draft of the Craven Local Plan, is noted.

CSP.92

LOCAL DEVELOPMENT SCHEME

Further to Minute CSP.48/11-12, the Strategic Manager for Planning and Regeneration submitted a report presenting a draft revised Local Development Scheme, which, if adopted, would replace the existing out of date Scheme adopted in October 2011.

The Local Development Scheme provided details of the timetable for the production of the Local Plan and supporting supplementary planning documents. The proposed Scheme also provided information in respect of the review of local plan documents and how the public would be informed of progress.

Resolved – That revised Local Development Scheme, as now submitted, is adopted.

CSP.93

COMMUNITY INFRASTRUCTURE LEVY

Further to Minute CSP.76/13-14, the Principal Planning Officer stated that the Council had not established a position on the adoption of a community infrastructure levy (CIL) and, although it was possible to introduce a levy ahead of the adoption of a local plan, strong infrastructure evidence would be required. Much of the work to be carried out in progressing the Council's Local Plan would actually inform the need or otherwise for a levy, this included work on

- establishing the housing allocation figure.

- production of infrastructure evidence.
- viability evidence.

The Spatial Planning Manager reminded Members that the adoption of a CIL, monies from which were used for strategic infrastructure, not for work associated with individual sites, would not completely replace the use of Section 106 Agreements, and the pooling of contributions from up to five 106 Agreements would still be allowed. Progressing work on a CIL at this time would take away resource from production of the Local Plan.

Resolved – That work on the preparation of the Local Plan should continue to take priority over progressing work on a community infrastructure levy.

CSP.94

**NEIGHBOURHOOD PLANNING – AREA APPLICATION FOR
CONONLEY PARISH**

The Strategic Manager for Planning and Regeneration submitted a report presenting details of a neighbourhood area application submitted by Cononley Parish Council, and seeking delegated authority in respect of the determination and designation of neighbourhood area applications.

The neighbourhood area proposed by Cononley Parish Council was based on the current parish boundary. A plan showing the parish boundary had been circulated with the Strategic Manager's report.

Members were reminded that a neighbourhood plan was a community led framework for guiding the future development and use of land within a designated neighbourhood area. Neighbourhood plans had to conform with the District Council's strategic planning policies (contained within the Local Plan), and were required to enable, rather than restrict development. Plans were subject to independent examination and a local referendum and, if approved, become part of the statutory development plan for the area.

Resolved – (1) That publication of Cononley Parish Council's neighbourhood area application on this Council's website for a public consultation period of four weeks is approved.

(2) That delegated authority is granted to the Strategic Manager for Planning and Regeneration to determine valid neighbourhood area applications where no comments are received during the required publication period and to designate the Neighbourhood Area where appropriate.

(3) That delegated authority is granted to the Strategic Manager for Planning and Regeneration to determine and designate neighbourhood area applications, in consultation with the Chairman of this Sub-Committee and the relevant ward Members, where comments are received during the publication period.

Next Meeting – To be held in late May / June 2015 on a date to be agreed in consultation with the Membership.

Chairman.