

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

27th November 2017

Present – The Chairman (Councillor Dawson) and Councillors Barrett, Madeley, Mulligan (substitute for Brockbank), Solloway, Staveley and Sutcliffe. Also in attendance Councillors Hull and Shuttleworth.

Officers – Strategic Manager for Planning and Regeneration, Solicitor to the Council, Legal Services Manager, Spatial Planning Manager, Planning Consultant (x2), Planning Policy Officer and Committee Officer.

Apologies for absence were received from Councillor Brockbank.

Start: 6.30pm

Finish: 8.09pm

Minutes for Report

CSP.151

LOCAL PLAN – EVIDENCE BASE

Further to Minute CSP.149/17-18, the Strategic Manager for Planning and Regeneration submitted a report presenting the following local plan evidence base papers which had been updated in response to representations made regarding the approach taken in the Council's Strategic Housing Market Assessment and the alignment between that paper and the employment land review. Publication of more recent national statistics on population and economic activity rates, and more recent regional economic data had also resulted in the need to update the evidence base.

- Demographic Forecasting.
- Strategic Housing Market Assessment (SHMA).
- Employment Land Review.

The key differences resulting from the updated papers were:

- The full objectively assessed need for housing (FOAN) in the plan area had increased from 182 (SHMA 2016) to 206 dwellings per annum.
- The full objectively assessed need for housing (FOAN) in Craven District as a whole, including that part of the Yorkshire Dales National Park within Craven had increased from 214 (SHMA 2016) to 242 dwellings per annum.
- The annualised need for affordable housing had decreased from 145 to 126 dwellings per annum.
- The proportion of the District's FOAN estimated to be attributed to the National Park remained at 15%.
- The range of employment land requirements for B Class uses to align with the latest evidence on housing and jobs growth had risen from 26 to 29 hectares to 27 to 32 hectares.

The updated evidence represented the most robust position for the Council to adopt as the plan moved forward to publication and submission to the Secretary of State, it was therefore recommended and

Resolved – That the November 2017 evidence base updates in respect of Demographic Forecasting, the Strategic Housing Market Assessment and Employment Land Review are noted and accepted into the evidence base for the Craven Local Plan.

CSP.152

SITE SELECTION PROCESS – SUPPORTING DOCUMENTATION

The Strategic Manager for Planning and Regeneration submitted a report presenting and seeking acceptance of two impact assessment papers as supporting documents to the Publication Draft Local Plan.

The Spatial Planning Manager explained that at the request of Natural England the Council had undertaken a landscape visual impact assessment (LVIA) to assist in the assessment of sites for housing and mixed use allocation. The LVIA assessed whether development would have a detrimental visual impact on views into and out of the Yorkshire Dales National Park and/or the Forest of Bowland Area of Outstanding Natural Beauty; it also made recommendations, where appropriate, for site specific assessment for allocated housing and mixed use sites in the Publication Draft Local Plan.

Similarly following conservation area appraisal work carried out in 2016, Historic England had requested that the Council undertake heritage impact assessment of a number of specific sites in close proximity to important heritage assets to enable a more detailed and better understanding of their potential impact on important heritage assets. Mitigation measures identified by the assessment to preserve and protect heritage assets had been included in development principles for sites allocated in the Publication Draft Local Plan.

It was recommended, and after a brief discussion

Resolved – That the Landscape Visual Impact Assessment 2017 and Heritage Impact Assessment 2016, as now submitted, are noted and accepted into the evidence base as supporting documents to the Publication Draft Local Plan.

CSP.153

HOUSING GROWTH OPTIONS

Further to Minute CSP.145/17-18, the Strategic Manager for Planning and Regeneration submitted a report presenting and seeking the Sub-Committee's approval of an addendum to the Housing Growth Options Paper adopted at Minute CSP.123 in support of the Pre-Publication Draft Local Plan.

Members were reminded that the Council had a responsibility to set its own housing requirement and the addendum to the options paper now before the Sub-Committee presented the Council's response to representations made in respect of the pre-publication draft, and also reflected updated evidence on housing need. Having assessed a range of growth options the addendum concluded that the full objectively assessed housing need for the Craven Local Plan should be 230 dwellings per annum between the years 2012 and 2032 realising 4,600 dwellings by 2032.

As previously indicated the position would be reviewed after a period of five years as required by the National Planning Policy Framework.

Resolved – (1) That the addendum to the Housing Growth Options Paper, as now submitted, is approved as a background paper to support the Publication Draft Local Plan.

(2) That it is recommended to Policy Committee, that the Publication Draft Plan includes within proposed Policy SP1: Meeting Housing Need, a minimum housing

requirement of 4,600 net new dwellings for the plan period from 2012 to 2032; representing a net annual average of 230 dwellings per year.

CSP.154

**DRAFT LOCAL PLAN – RESPONSE TO CONSULTATION
AND RECOMMENDED CHANGES**

Further to Minute CSP.149/17-18, the Strategic Manager for Planning and Regeneration submitted a report presenting responses to the issues which had arisen from consultation on the pre-publication draft local plan and seeking approval of recommended changes to the draft Local Plan for consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.

Consideration of the consultation response, and new and/or updated evidence and planning guidance had resulted in new draft policies being proposed for inclusion in the local plan or significant changes being made to existing draft policies. The most significant changes involved the following:-

New Policy SD2: Meeting the Challenge of Climate Change – To ensure that the Council is able to clearly demonstrate that statutory requirements are met ie development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

Policy SP1: Meeting Housing Need – Housing Growth Options Paper addendum refers.

Policy SP2: Economic Activity and Business Growth – Provision made for 32 hectares of employment land to ensure alignment of the Local Plan's housing and employment growth strategies. Land at the former Cross Hills Railway Station safeguarded from other forms of development and land at Thornton Station Yard, Ingleton included in the supply of existing employment sites

Policy SP4: Spatial Strategy and Housing Growth – Policy significantly revised to include provisions that were previously detailed within Policy H1: New Homes on Unallocated Sites (now deleted and replaced by new Policy H1: Specialist Housing for Older People). Rathmell re-designated as a Tier 5 settlement in the settlement hierarchy, as following the closure of the primary school, Rathmell no longer met the criteria for designation as a Tier 4a settlement. The growth previously allocated to Rathmell (0.8%) re-distributed to the key service centres of Settle and Bentham, (up from 10.5% to 10.9%). Adjustments made to the annual housing provision for Skipton (up from 107 dwellings per annum (dpa) to 115 dpa), Settle and Bentham (up from 23 dpa to 25 dpa), Cononley (up from 5dpa to 6dpa) Embsay (up from 4 dpa to 5dap) and Tier 5 settlement allowance (up from 13 dpa to 14 dpa) to reflect the preferred growth option of 230 dpa for the whole plan area.

Policy SP5: Strategy for Skipton Tier 1. Significant changes include :-

- New housing site allocation proposed on land to the north of A6131 and south of A65 (Site Ref. SK087).
- New primary school to be located on land to the north of Airedale Avenue and Elsey Croft and east of railway line, Skipton (Site Ref. SK089, SK090) and adjustment to estimated dwelling yield from site.
- Adjustment to net developable area on land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton (Site Ref. SK081, SK082, SK108) to take account of increased area of Local Green Space (Site Ref. LGS47).

- Adjustment to net developable area of land to east of North Parade and Cawder Road garage site, Horse Close, Skipton (Site Ref. SK114, SK124).

Policy SP6: Strategy for Settle Tier 2. Significant changes include :-

- Reduced net developable area on land to the north west and south west of Penny Green, Settle (Site Ref. SG021, SG066, SG080) to mitigate landscape visual impact.
- Extended net developable area and green infrastructure area on land to the south of Brockhole View and west of Brockhole Lane, Settle (Site Ref. SG027, SG068).
- Adjusted net developable area land to the south of Ingfield Lane, Settle (Site Ref. SG025) to mitigate impact on heritage assets.
- New housing allocation site proposed on land at F H Ellis Garage, Duke Street, Settle (Site Ref. SG035).
- Reduced net developable area on land to the north of Town Head Way, Settle (Site Ref. SG079) to mitigate impact on heritage assets.
- New housing allocation site proposed on land to the north of Barrel Sykes, Langcliffe (Site Ref. LA004).

Policy SP7: Strategy for Bentham Tier 2. Significant changes include:-

- New housing allocation site on land north of Low Bentham Road, High Bentham (HB023 part).
- Deletion of sites HB039 – Land between Springfield Crescent and Tatterthorn Road and HB042 - Land between Pye Busk and Belle Bank to avoid significant adverse landscape visual impact.

Policy SP11: Strategy for Tier 4a and 4b Villages with Basic Services and Bisected Villages with Basic Services. Significant changes include:-

- New housing allocation site on land adjacent to Lord's Close and Sandholme Close, (Site Ref. SG014). This site is proposed for allocation in response to representations from Giggleswick School, that development of the site will enable the provision of a full size World Rugby 22 3G pitch, which would have a formal community use agreement for peak hours and address the lack of capacity at Wharfedale RUFC and North Ribblesdale RUFC for such facilities. This project is included in the Open Space, Playing Pitch and Built Facilities Strategy and its delivery is supported under Policy INF3 of the Local Plan.

Policy ENV10: Local Green Space. Significant changes include:-

- Increased area of Local Green Space LGS47— Existing protected road approach, north side of Gargrave Road, between roundabout Aireville Grange and Park View, Skipton.
- New Local Green Space designation SK-LGS64 on land to north of Skipton, bounded to the north by Skipton Bypass, to the east by Embsay Road and The Bailey; and to the west by Grassington Road, Skipton.
- Revised area of Local Green Space on land to the north of A6131 and south of A65, (Site Ref. SK087)
- Ingleton Park and Glusburn Park to be designated as Local Green Space.

- Area of Local Green Space designation extended on land at Hellifield Flashes (Site Ref.HE-LGS1)

New Policy H1: Specialist Housing for Older People

Policy EC2: Safeguarding Existing Employment Areas – Land at Thornton Station Yard, Ingleton to be identified on the policies map under Policy EC2.

New Section 9 Monitoring – Sets out proposed indicators for monitoring the local plan.

Copies of the proposed Publication Draft Craven Local Plan, which incorporated the amendments listed above, had been circulated with the Strategic Manager's report.

Resolved – (1) That the amendments highlighted in blue to the policies and text of the June 2017 pre-publication local plan and the sites recommended for deletion or inclusion in the Publication Draft Local Plan as identified in Appendices 1 and 2 of the Strategic Manager's report now presented are recommended to Policy Committee for adoption for purposes of consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.

(2) That the intention to present responses to issues arising from the pre-publication consultation exercise in respect of proposed Policy H2 : Affordable Housing and associated supporting text to Policy Committee on 7th December 2017 is noted.

(3) That the Strategic Manager for Planning and Regeneration is authorised to prepare any necessary supporting documents for the Publication Plan and Submission Plan and to make minor amendments to the local plan, policies map and supporting documents to ensure a high quality of presentation of the Draft Publication Plan and Submission Plan.

(Councillor Staveley declared an interest in the above matter under Paragraph 15 of the Council's Code of Conduct, having exercised his right to speak he left the room for the remainder of the Sub-Committee's discussion and voting thereon.)

CSP.155

**CRAVEN LOCAL PLAN – OPEN SPACE, PLAYING PITCHES
 AND SPORTS FACILITIES – PROGRESS ON DELIVERY**

Further to Minute CSP.103/15-16, the Strategic Manager for Planning and Regeneration submitted a report presenting the open space, playing pitch and sports facility annual progress report on delivery for 2017.

At Minute CSP.103, the Playing Pitch Strategy, Open Space and Built Facilities Assessments 2016 had been adopted as part of the evidence base for the Local Plan and Members were reminded that the Assessment was used to (a) determine what open space, sports and recreational provision was required within the plan area, and (b) underpin the local plan policy approach to be developed for the provision of new facilities and the improvement / safeguarding of existing provision.

The 2016 assessment had produced a set of specific site recommendations and policy recommendations all of which had been set out in three action plans for the playing pitch strategy, open space assessment and the built facilities assessment. In accordance with Sport England guidance, progress against delivery of the action plans and policy was subject to an annual report; the evidence base itself to be reviewed every three years.

Following a brief discussion in which attention was drawn to recent changes or developments in respect of the former Malsis School site, Glusburn and Settle Swimming Pool, it was

Resolved – That, subject to it being updated as appropriate to reflect the current situation at Malsis School and Settle Swimming Pool respectively, the Open Space, Playing Pitch and Sports Facility Annual Progress Report on Delivery 2017 is noted and accepted into the evidence base for the Craven Local Plan.

CSP.156

STATEMENT OF COMMUNITY INVOLVEMENT

Further to Minute PER.520/06-07, the Strategic Manager for Planning and Regeneration submitted a report informing the Sub-Committee of the need to update the Council's Statement of Community Involvement which set down how the Council intended to involve the community and stakeholders throughout the preparation of the Craven Local Plan and during the consideration of planning applications in respect of the area of Craven outside the Yorkshire Dales National Park.

The existing Statement had been adopted by Council in 2006 but now required updating to reflect changes in relevant legislation and guidance. It was therefore recommended and

Resolved – (1) That the Strategic Manager for Planning and Regeneration is authorised to prepare a revised Statement of Community Involvement and to carry out public consultation on that draft revised Statement.

(2) That details of any comments received, and any changes proposed, in response to the above public consultation exercise are presented to the Policy Committee prior to the adoption of a revised Statement of Community Involvement.

CSP.157

DATE OF NEXT MEETING

To be arranged, if required, in consultation with the Chairman.

Chairman.

On behalf of the Sub-Committee the Chairman expressed thanks to the Planning Policy Team for the volume of work carried out by it in the preparation and presentation of the publication draft local plan and supporting documentation.