



POLICY COMMITTEE

(Online meeting)

Tuesday, 15 September 2020 at 6.30pm

Committee Members: The Chairman (Councillor Foster) and Councillors Barrett, Heseltine, Ireton, Lis, Madeley, Metcalfe, Morrell, Mulligan, Myers, Noland, Place, Rose, Welch and Wheeler.

Substitutes: Conservatives – Councillors Handley, Moorby and Whitaker; Independents – Councillors Pighills, Shuttleworth and Solloway; Labour – Councillor Mercer; Green – Brown.

(Please note that due to Covid-19, this meeting will be held remotely and will be livestreamed here <https://www.youtube.com/channel/UCdfb6ZRbYnZ1-rRilLmjUwg>)

AGENDA

1. **Apologies for absence and substitutes** – To receive any apologies for absence and notification of substitutes.
2. **Confirmation of Minutes** – To confirm the minutes of the meeting held on 11 August 2020.
3. **Public Participation** – In the event that any questions/statements are received or members of the public attend, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Declarations should be in the form of: a “**disclosable pecuniary interest**” under Appendix A to the Council’s Code of Conduct, or “**other interests**” under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. Revenue Budget Monitoring Quarter 1 2020/2021 – Report of the Chief Finance Officer
(Report to follow)

Purpose of Report – To advise Members of the revenue budget position of the Council, based on the quarter 1 review of income and expenditure to the end of June 2020.

6. Capital Programme Monitoring Quarter 1 2020/2021 – Report of the Chief Finance Officer
(Report to follow)

Purpose of Report – To advise Members of the capital programme position of the Council, based on the quarter 1 review of income and expenditure to the end of June 2020.

7. Performance Monitoring Quarter 1 2020/2021 – Report of the Chief Finance Officer
(Report to follow)

Purpose of Report – To present the Council's Performance Monitoring Report for Quarter 1 2020/2021 in accordance with the arrangements set out in the Council's Performance Management Framework.

8. Changes to the Current Planning System – Report of the Strategic Manager for Planning and Regeneration

Purpose of Report – To seek Member approval for the officer comments in the appendix as the basis for the Council's response to the Government's consultation on proposed changes to the current planning system.

9. Climate Emergency Update – Report of the Chief Executive

Purpose of Report – To note the first six months of progress against the Climate Emergency Strategic Plan.

10. Local Electricity Bill – Report of the Chief Executive

Purpose of Report – To note, and ask for support, for the Local Electricity Bill (2020)

11. Appointment to the Employees' Consultative Group – Report of the Solicitor to the Council

Purpose of Report – To consider appointments to the Craven Employees' Consultative Group and to confirm or amend the terms of reference as appropriate.

12. Appointment to Outside Bodies – Yorkshire Housing Group (Craven Area Committee) – Report of the Solicitor to the Council

Purpose of Report – To consider the appointment of three representatives to serve on the Yorkshire Housing Group (Craven Area Committee) for a three-year term of office ending on the date of the Group's Annual Meeting in September 2023.

13. Items for Confirmation – The Committee is asked to indicate whether any of the above items should be referred to Council for confirmation.

14. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act 1972.
15. **Date and Time of Next Meeting** – Tuesday, 20 October at 6.30pm.

Agenda Contact Officer: Guy Close
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E-mail: committees@cravenc.gov.uk

POLICY COMMITTEE
(Online meeting)

11 August 2020

Present – The Chairman, Councillor Foster and Councillors Handley (substitute for Councillor Mulligan), Ireton, Lis, Madeley, Morrell, Noland, Place, Rose, Shuttleworth (substitute for Councillor Heseltine), Solloway (substitute for Councillor Barrett), Welch and Wheeler.

Officers – Chief Executive, Director of Services, Chief Finance Officer (S151 Officer), Democratic Services Manager and Democratic Services and Scrutiny Officer.

Apologies for Absence – Apologies for absence were received from Councillors Barrett, Mulligan, Myers and Heseltine.

Confirmation of minutes – The minutes of the Policy Committee meeting held on 28 July 2020 were confirmed as a correct record.

Public Participation – There were no members of the public in attendance at the meeting.

Declarations of Interest – There were no declarations of interest.

Start: 6.30pm

Finish: 7.45pm

Minutes for Report

POL.1076

PERFORMANCE MONITORING REPORT Q4 –
2019/2020

The Chief Finance Officer presented a report which contained the Council's Performance Monitoring Report for Quarter 4 2019/2020 in accordance with arrangements set out in the Council's Performance Management framework. The Chief Finance Officer informed the Committee that after staffing changes the process of reporting was reviewed and enhanced.

Members were pleased to note the Council Plan Action Statuses which were all either on track or delayed with a plan in place for completion. Although the Waste Management and Affordable Housing aspects of the priorities had significantly improved they still remained below target. Members posed several questions which were addressed by the Leader of the Council and the Leader Member of Greener Craven.

Resolved – That, the progress and outcomes achieved are noted.

POL.1077

LOCAL GOVERNMENT ASSOCIATION PEER
CHALLENGE PLANNING SERVICE

The Leader of the Council presented a report which sought approval to invite the Local Government Association to undertake a Peer Challenge of the Council's Planning Service.

Members were reminded that Peer Challenges were undertaken by the Local Government Association for regulation and performance monitoring. The Council had undertaken two Corporate Peer Challenges previously which were both positive experiences. The key lines of enquiry for the review expected to be undertaken in September/October 2020 were the Planning Service – processes, resources, performance management and customer

experience and the Planning Committee – purpose, format and process, ‘customer’ experience, roles and responsibilities and quality and improvement. The Chief Executive clarified that the review would involve all elected Members.

Resolved – That, the intention to undertake a Peer Challenge of the Council’s Planning Service, to be carried out by the Local Government Association is noted.

POL.1078 **APPOINTMENT TO CRAVEN SPATIAL PLANNING
SUB-COMMITTEE**

The Democratic Services Manager presented a report which requested Members’ consideration of the appointment of Councillor Pringle as a replacement for Councillor Barrett on the Craven Spatial Planning Sub-Committee.

Resolved – That, the re-appointment of all current Craven Spatial Planning Committee Members for 2020/21 with the exception of Councillor Barrett to be replaced by Councillor Pringle is confirmed.

Minutes for Decision

POL.1074 **FINAL OUTTURN REVENUE BUDGET MONITORING
REPORT – Q4 – 2019/2020**

The Leader of the Council introduced the report which advised Members of the revenue budget position of the Council, based on the Quarter 4 review of income and expenditure to the end of March 2020.

Members noted the forecast budget underspend of £342k for the full financial year based on the March budget monitoring exercise. £83k of the underspend was within the Net Cost of Services and £259k within the corporate costs (within which there was also a significant underspend of £192k due to revised MRP policy).

Members raised various questions in relation to additional costs regarding Enterprising Craven, staffing pressures and agency staff members, the Planning process, the possible re-appraisal of income savings (with Covid-19 in mind), the £180,000 earmarked reserves and shared ownership housing which were addressed by the Chief Finance Officer, Director of Services and Chief Executive.

- RECOMMENDED**– (1) That, the outturn revenue budget monitoring position as at 31 March 2020 is noted.
- (2) That, the latest position of the savings achieved this quarter and identified as green in Appendix B to the report now submitted is noted, and that these savings are to be transferred to an earmarked reserve for support to the 2020/21 budget and beyond.
- (3) That, a revenue budget carry forward of £28,790 for completion of revenue commitments in 2020/21 as identified in Appendix F to the report now submitted is approved.

(4) That, the transfer of the balance of the revenue budget surplus to earmarked reserves is approved and that the allocations are to be delegated to the Chief Finance Officer (S.151 Officer).

POL.1075

CAPITAL PROGRAMME OUTTURN REPORT –
2019/2020

The Chief Finance Officer presented a report which informed Members of the outturn position of the Council's Capital Programme for 2019/20 and the sources of finance.

Members noted the £5,036k slippage which was to be carried forward into the 2020/21 programme for the continuation of 2019/20 projects. Managers of projects on which expenditure totalling £2,809,256 had been committed but not fully defrayed or commenced, had submitted requests for this to be carried forward to 2020/21 (included the total slippage - £8,692k).

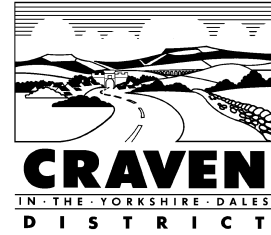
Members discussed the report and posed several questions (including the progress of the programme review in relation to slippage) which were addressed by the Chief Finance Officer and the Director of Services.

RECOMMENDED – (1) That, the outturn position of the 2019/2020 capital programme and how the programme has been financed is noted.

(2) That, the carry forward of £5,035,086 for the continuation of 2019/2020 projects in 2020/2021 is approved.

Chairman

Policy Committee – 15 September 2020



Changes to the current planning system

Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All wards wholly or partly outside the Yorkshire Dales National Park

1. **Purpose of Report** – To seek member approval of the officer comments in the appendix to this report as the basis for the Council’s response to the Government’s consultation on proposed changes to the current planning system.
2. **Recommendations** – Members are recommended to:
 - 2.1 Approve the officer comments contained in the appendix to this report as the basis for Craven District Council’s response to the Government’s consultation on proposed changes to the current planning system.
 - 2.2 Grant delegated authority to the Strategic Manager for Planning and Regeneration to use the officer comments in this report’s appendix, as amended by the committee’s views, to respond to the detailed questions set out in the consultation document, and forward these to the Ministry of Housing, Communities and Local Government prior to the consultation deadline on 1 October 2020.
 - 2.3 Note that this report will be presented to Craven Spatial Planning and the input of this subcommittee will refine the Council’s response to the Government’s current consultation on proposed changes to the current planning system
- 3 **Report**
 - 3.1 On 6 August 2020 the Government published two consultation documents on the planning system. One is a White Paper which proposes a fundamental and comprehensive reform of the planning system that will require new legislation and regulations to be introduced. These changes, if approved, will take some time to enact and become operational. A report on this White Paper to Policy Committee will follow in October. The other Government consultation document is the subject of this report and proposes changes to current national planning policy which could be introduced much quicker through amendments to the National Planning Policy Framework (NPPF), the Planning Practise Guidance (PPG) and the publication of ministerial statements.

- 3.2 In the past, the Council has responded to this type of consultation through officer comments only. However in this case with the importance of these particular changes combined with their links with the White Paper, and in the context of a recently adopted local plan, it was felt that members would wish to discuss matters arising.
- 3.3 The appendix to this report provides officer comments on the Government consultation document “Changes to the current planning system.”, having consulted with the Council’s Strategic Housing Team. A full copy of this consultation document can be viewed at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf
- 3.4 This consultation sets out proposals for measures which the Government say will improve the effectiveness of the current planning system. The four main proposals are:
- changes to the standard method for assessing local housing need
 - securing of First Homes through developer contributions in the short term until the transition to a new system.
 - supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing
 - extending the current Permission in Principle to major development
- 3.5 For each of these proposals, the consultation document firstly describes the current situation as the Government see it, then moves onto describe the proposed approach or options for a new approach, and finally asks for responses to detailed questions about its proposals. The appendix to this report summarises in tabular format the current situation and each proposal. It is recommended that, for each proposal, members read the columns of the table from left to right. If members wish to read the detailed questions on each proposal they can do this by referring to the full consultation document (See internet address above).
- 3.6 Officer comments, if acceptable to the committee, will be used by the Strategic Manager for Planning and Regeneration to answer the questions in the consultation document. Any changes to these comments or additional comments agreed by the committee at the meeting will also be used to respond to the consultation.

4 **Implications**

4.1 **Financial and Value for Money (vfm) Implications – None**

4.2 **Legal Implications** – Responding to the consultation shall ensure that the Council has had some input into the proposals which are intended to shape the future of the planning system.

- 4.3 **Contribution to Council Priorities** – The Council’s response to the Government on this document will assist in making the Government aware of the Council’s priority to create sustainable communities across Craven.
- 4.4 **Risk Management** – None
- 4.5 **Equality Impact Assessment** – No new policy or procedure is proposed in this report which would give rise to a requirement for an Equality Impact Assessment.
5. **Consultations with Others** – Legal Services, Financial Services, Strategic Housing Team.
- 6 **Access to Information : Background Documents** – None
7. **Author of the Report** – David Sykes; e-mail: dsykes@cravenc.gov.uk or rparker@cravenc.gov.uk

Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices** –

Appendix – Officer comments on the Government’s consultation on ‘Changes to the current planning system’.

Officer comments on the Government's consultation on 'Changes to the current planning system'

Proposal: Changes to the standard method for assessing local housing need

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>The current standard method for assessing local housing need (SM) provides the starting point for planning for housing and does not establish the housing requirement in a Local Plan.</p> <p>This method, set at national level, came into existence in 2018 through the revised NPPF to make assessing the minimum number of homes needed in an area easier, cheaper and more transparent.</p> <p><i>(The Craven Local Plan did not incorporate the SM because transitional arrangements allowed the Council to continue to examination of the plan using the 2012 NPPF. This NPPF</i></p>	<p>The proposed SM seeks to:</p> <ul style="list-style-type: none"> • ensure that the sum of each authority's local housing need will match the Government's commitment to plan for the delivery of 300,000 new homes a year. • focus on achieving a more appropriate distribution of homes across the country, and • target more homes into areas where they are least affordable. <p>The proposed SM would introduce a new element of existing housing stock levels, which takes into account the number of homes that are already in the area. The Government indicate that, by doing this, it should ensure that diverse housing needs in all parts of the country are taken into account. It is also argued that this should offer the stability and predictability which has been absent when solely relying on household projections. Household projections can vary quite significantly.</p> <p>Also proposed is to introduce an affordability adjustment that takes into account 1. How affordability has changed over the last 10 years of published data, in addition to the existing approach of considering the affordability at the time of the evidence gathering, and 2. Using the workplace-based median house</p>	<p>These proposed changes are likely to be applied through changes to Planning Practise Guidance (PPG) later this year or early next year. Whilst the SM will not affect the existing Craven Local Plan, it will be the revised SM that will be used to assess local housing need when the Craven Local Plan is updated. (Most likely updated as a new style plan along the lines of the White Paper 'Planning for the Future'). Furthermore, the White Paper is proposing that the results of the revised SM should be used as a binding housing requirement for each District's Local Plan.</p> <p>Clearly then, it is important that the Council provide the Government with a response on this matter which reflects the circumstances in Craven.</p> <p>It is therefore suggested that the Council's response to the detailed questions raised in the consultation document cover the following messages:</p>

<p><i>required Councils to undertake, potentially in conjunction with other authorities, their own Strategic Market Housing Assessment (SHMA))</i></p> <p>The role of the SM, as a <u>minimum number</u> of homes needed in an area, is to ensure that Councils allocate at least sufficient land to meet this minimum number. However, if local circumstances allow, Councils are at liberty to conclude a higher than minimum need as the plan's housing requirement.</p> <p>The SM comprises a baseline of household projections which are then adjusted to take account of affordability and capped to limit the increase from a previous plan's housing requirement.</p>	<p>price to median earnings ratio. It is stated that this should ensure that the revised SM is more responsive to changing local circumstances, so that homes are planned for where they are least affordable. For example, where affordability has improved over time, this will be reflected by a lower need for housing being identified than if affordability was decreasing.</p> <p>The details of the proposed calculations involved in the SM are set out in the consultation document at paras 23 to 39. See https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf</p> <p>The Government has clearly already undertaken the work to identify what the revised SM would mean to each local planning authority. The consultation document states:</p> <ul style="list-style-type: none"> - the revised SM identifies 76% of local housing need nationally is focused in local authorities classified as urban. - 141 authorities (excluding London boroughs) have a change of over 25% when compared to the higher of what areas have most recently planned for, or the number produced by the current SM. <p>Transition arrangements are proposed for those local planning authorities who are well advanced in their plan preparation using the existing standard method. (These do not affect Craven.)</p>	<ul style="list-style-type: none"> • The Council is sympathetic to the general principles of the revised methodology of the SM whilst it remains a measurement of housing need and not a housing requirement. • However, the Council defers judgement on the details of the data inputs of the revised standard method until the Government publish the results for each District. This should be the subject of further consultation before the SM is adopted. • One of the aims of the SM is to target more homes into areas where they are least affordable and the wider policy proposal included in the White Paper for introducing a SM for setting binding housing requirements would factor in land constraints and the more effective use of land. Housing growth per se will not make more housing more affordable for local people, as that element is subject to financial viability and benchmark land values. Whilst the ability for rural districts to meet all affordable housing need is limited by existing environmental constraints and as such affordability will remain an issue in high value rural areas, such as Craven. • The relationship between the SM and affordable housing should be clarified as it is unclear as to if and how the SM methodology will relate to the
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		assessment of housing need that is currently part of the OAN.

Proposal: Delivering First Homes: 25% policy - a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>The Government is committed to supporting people to make the dream of home ownership a reality. The Government quotes from a poll that 87% of people would prefer to own a home given free choice. This is why they say - they are determined to ensure that First Homes for sale are built in all parts of the country.</p> <p>The NPPF states that LPAs should support the development of entry level exception sites, suitable for first time buyers or those looking to rent their first home. <i>(Members will recall this was the subject of discussion at the last</i></p>	<p>First Homes will support first time buyers by providing discounts of at least 30% on new-build properties in their area compared to market prices. First Homes will still be affordable homes (provided by the developer), but only for sale and not for rent. They will take the place of entry-level homes for sale and rent in the NPPF.</p> <p>On market housing sites that are required by planning policy to provide for affordable housing, it is proposed that the NPPF sets out that a minimum of 25% of the on-site affordable housing should be for First Homes.</p> <p>Initially, these affordable homes will be secured through section 106 planning obligations but, under the proposed reforms these would subsequently be secured through the new Infrastructure Levy proposed in the White Paper 'Planning for the future'.</p> <p>Similarly, where off-site financial contributions are required for affordable housing it is proposed that 25% of this money should go towards off site 'First Homes'.</p> <p>The Government wishes to see local planning authorities (lpa's) adopt this proposal as soon as changes to the NPPF is made and</p>	<p>The introduction of a 25% First Homes policy in the NPPF, or in primary legislation, is not objected to by officers provided the following are built into the policy:</p> <ul style="list-style-type: none"> • That First Homes can be delivered through a 'model' that is genuinely affordable locally. In Craven this 'model' would be shared ownership and should be flexible enough to increase the discount above the minimum 30%, as appropriate and justified by evidence, to ensure that First Homes are affordable to those on median and lower quartile incomes. There is concern that First Homes will not be affordable to those on lower quartile incomes and therefore the model to deliver them should ensure that the homes are genuinely affordable to all.

<p><i>meeting of the Sub-Committee. Entry-level affordable homes can be for sale or to rent.)</i></p>	<p>indicate that if a revised NPPF does not have the desired effect on planning decisions, they may well introduce primary legislation to deliver this policy across the country.</p> <p>In seeking to introduce this proposal as early as possible in Ipa's decision making, the Government propose two options of combining the new NPPF policy with the relevant policies in local plans. After 25% First Homes have been provided on a site, the first option proposed would be to use the relevant local plan policy to determine, via a standard method, the appropriate proportions of tenure for the remaining 75%. The second option given would be to negotiate with the developer on a case by case basis the tenure mix for the remaining 75% of onsite affordable units.</p> <p>Currently, the NPPF policy approach requires that, apart from limited exemptions (provision of solely Build to Rent Homes, specialist housing such as for the elderly, self-build or 100% affordable housing sites), all major development (10 or more homes or residential development on a site of 0.5 hectares or more) should provide 10% of the total site units as affordable home ownership. <i>(This was a new requirement in the 2019 NPPF which did not need to be included in the Craven Local Plan – as its Examination was based on the 2012 NPPF).</i></p> <p>The Government is considering how to implement these existing exemptions with regards to First Homes.</p>	<ul style="list-style-type: none"> • Reductions of the policy percentage would not be acceptable if 25% First Homes would have a significant adverse impact on the delivery of affordable homes in the rental sector. • Reductions of the policy percentage would not be acceptable if 25% First Homes would result in a significant adverse impact on the delivery of other types of affordable homes needed for sale. <p>Out of the two options suggested of combining the new NPPF policy with the relevant policies in local plans, the first option is preferred. First Homes will not meet the needs of first time buyers who work locally and cannot afford to access the market. Currently the Council's SHMA (2017) supports a tenure mix of approx. 75% - 85% affordable rent to 15% - 25% affordable sale. However, the plan's policy on affordable housing (Policy H2) does not tie down applications to providing this tenure split, if other more up to date evidence indicates otherwise. If the affordable sale housing is largely to be taken up by First Homes, it is imperative that the remaining 75% meets identified need in accordance with the council's evidence base and is not left to negotiation. If a minimum of 25% of all affordable housing units secured through developer contributions are to be First Homes, the Council needs to be able to</p>
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		<p>determine the affordable tenure of the remaining affordable housing provision on a site according to the evidence base.</p> <p>Clarification of how the existing exemptions set out in para 64 of the NPPF for at least 10% of homes on major developments to be available for affordable housing ownership will be requested from Government.</p> <p>In terms of additional exemptions with regards to First Homes, it is considered that age restricted, extra care and supported housing should be exempt from First Homes and any home ownership element required should be shared ownership. Also rural exception sites in both designated and non-designated rural areas should be exempt as these sites are intended to meet very localised housing need and First Homes are unlikely to be affordable for many in housing need working in rural areas.</p>
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Proposal: Delivering First Homes: Local plans and transition arrangements

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
1) A council with an adopted local plan and no plan review and update in progress	As a consequence of the introduction of the 25% First Homes NPPF policy, the Government recognise that local authorities may wish to review the tenure mix for the remainder of the affordable housing that they are seeking to secure.	Due to the flexibility of the Craven Local Plan Policy H2 on tenure split for affordable housing as stated above, officers are not of the opinion that the Craven Local Plan needs reviewing to take account of the introduction

	Where local authorities choose to update their tenure mix to reflect this policy, they can do so through a local plan review. However, the Government believe that prioritising the replacement of home-ownership tenures by First Homes will reduce the need for this.	of this First Homes policy. However, it is likely that any increase from the proposed minimum of 30% discount for First Homes and the impact on tenure mix for the remainder of the affordable housing provided on sites would need justifying by updating the existing Craven Local Plan evidence base.
2) A council with a local or neighbourhood plan which is well advanced in the process,	Local and neighbourhood plans that are submitted for Examination within 6 months of this new policy being introduced will not need to reflect the First Homes policy requirement.	This appears to be a reasonable approach.
3) A developer has been preparing a planning application under different assumptions.	Where a significant amount work has been undertaken to progress a planning application, including where there has been significant pre-engagement with a local authority on the basis of a different tenure mix of affordable housing, the local authority should have the flexibility to accept alternative tenure mixes. However, the local authority should consider whether First Homes could be easily substituted for another tenure, either at 25% or a lower proportion.	This appears to be a reasonable approach.

Proposal: Delivering First Homes: Level of discount

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
There is currently no 'First Homes' concept, though the NPPF does indicate that discounted market housing is a form of affordable housing when a	The minimum discount for First Homes should be 30% from market price which will be set by an independent registered valuer. The valuation should assume the home is sold as an open market dwelling without restrictions. Local authorities will have the discretion to increase the discount to 40% or 50%. This would need to be evidenced in the local plan making process.	The high house prices in Craven combined with the relatively low average household wages mean that higher discounts than 50% of the market price will be necessary to make these first homes affordable, as evidenced by the local plan evidence base, including the SHMA 2017.

<p>discount of at least 20% off market value applies.</p>	<p>Where discounts of more than 30% are applied to First Homes, the requirement for a minimum of 25% of units onsite to be First Homes will remain in place.</p>	<p>The level of discount should be at the discretion of each local authority and needs a flexible response, which can be justified through up to date evidence outside the local plan process. Without adopting this approach First Homes will not be genuinely affordable to the local community.</p> <p>The appropriate level of discount should not always need to be evidenced as part of the local plan making process. It is likely that any increase from the proposed minimum of 30% discount for First Homes would need justifying by updating the existing Craven Local Plan evidence base.</p>
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Proposal: Delivering First Homes: Exception sites.

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>The current NPPF refers to entry-level exception sites (ELES). Like rural exception sites, these are to generally accommodate 100% affordable housing on small sites outside settlements on land not allocated in a local plan for housing. ELES are to accommodate first time buyers and renters.</p>	<p>To replace entry-level exception sites with First Homes exception sites. The latter will generally only accommodate affordable homes for first time buyers. However, there will be flexibility in the new policy to allow a small proportion of other affordable homes to be delivered on these sites where there is significant identified local need; as well as allow a small proportion of market homes where this would be</p>	<p>With the ability to be flexible on these new First Home exception sites by allowing other tenures e.g for rent, there is no objection to the change from entry-level to First Homes exception sites.</p> <p>The proposal to not apply the First Homes exception site policy within designated rural areas (DRA) is supported - provided the revised policy approach to be developed for rural exception sites in DRA can be made more attractive for registered providers and landowners to bring forward. For example, by potentially allowing rural exception sites close to, but not necessarily adjacent to a settlement, Policy H2 of the Craven Local Plan seeks to make these sites less likely to generate hope value for market housing in the future.</p>

	<p>necessary to ensure the viability of the site overall.</p> <p>The policy will not apply in designated rural areas, where delivery of affordable homes on exception sites will be through the rural exception sites policy.</p> <p>It is intended to remove the NPPF threshold on site size that currently applies to entry-level exception sites, but retain the requirement that First Home exception sites should be proportionate in size to the existing settlement.</p>	<p>In finalising this policy, it is assumed that the Government will maintain the approach that these sites will be supported only if the need for such First Homes is not being met. In doing so, it is requested that the PPG is added to and provide a clear methodology on how this assessment of whether the need for such homes are or are not being met. E.g. What data is needed to identify the level of need for First Time buyer affordable homes in an area? Does the need being met mean met over a plan period or some other period?</p> <p>More importantly than such sites being proportionate to the size of a settlement is that they accord with the local plan's spatial strategy and scale of housing growth envisaged for a particular settlement.</p>

Proposal: Supporting small and medium-sized developers.

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>Small and medium sized businesses (SMEs) in the house building industry make an important contribution to overall housing supply. They have suffered from a significant amount of insolvencies both before and during the Covid-19 pandemic.</p> <p>To support SMEs in the medium term during the economic recovery from Covid-19, the Government are proposing to reduce the</p>	<p>Outside designated rural areas and for a time-limited period, the Government propose to raise the site threshold below which affordable housing contributions will not be required. This will be for an initial period of 18 months during which the impact of the raised threshold on SMEs will be</p>	<p>An assessment of the impact of the Government's proposal on the delivery of affordable homes on those Craven Local Plan allocated sites outside the plan area's designated rural areas that have not already been developed and are estimated to yield dwellings below the raised threshold of 40 or 50, suggests the following:</p> <ul style="list-style-type: none"> • In Skipton, there would be a total loss of approximately 17 affordable dwellings on 3

<p>burden of planning obligations on SME's for a time-limited period.</p>	<p>monitored, before reviewing the approach.</p> <p>It is proposed to raise the threshold from 10 dwellings up to either 40 or 50 new homes through changes to the NPPF.</p> <p>The Government see this as an appropriate balance between supporting SMEs and the need to deliver new affordable homes.</p> <p>They will set out in planning guidance how local planning authorities can secure contributions where it is apparent that a larger site is being brought forward, but a phasing of the larger site is seeking to avoid appropriate affordable housing contributions.</p>	<p>allocated housing sites that are estimated to yield less than the proposed threshold (sites SK015, SK058 & SK087).</p> <ul style="list-style-type: none"> • In Glusburn, Cross Hills there would be a total loss of approximately 7 dwellings on site allocation SC037(a) that is estimated to yield less than the proposed threshold. <p>This is a worst-case scenario in terms of affordable housing on allocated sites and assumes that all the above allocated sites will be granted permission during the 18-month period.</p> <p>This is a relatively small number of losses in the plan area, and may well bring some of these sites, on brownfield land forward in advance of the timescales currently envisaged.</p> <p>On balance then, the principle of increasing the threshold outside designated rural areas is supported, providing this reverts to a lower threshold as soon as possible.</p>
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Proposal: Supporting small and medium-sized developers: Affordable housing in rural areas.

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>In designated rural areas, local planning authorities can set a lower threshold of five or fewer in their plans.</p>	<p>No change, but the Government are seeking comments on whether it is appropriate not to change.</p>	<p>Maximising the delivery of affordable housing in Craven's designated rural areas is very important to the Council.</p> <p>This 'no change' approach to raising these lower thresholds is strongly supported.</p>

Proposal: Supporting small and medium-sized developers: Other support mechanisms

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
Not applicable	No specific proposal, but the Government are asking whether there are any other ways that they could support SME builders to deliver new homes during the economic recovery period.	Officers have no specific proposals to put forward.

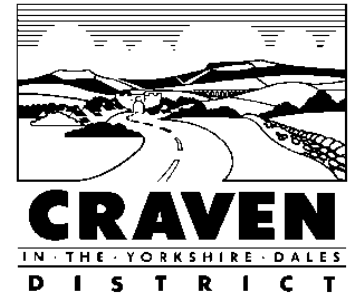
Proposal: Extension of the Permission in Principle consent regime.

Current position	Proposal	Officer comments <i>(to form the basis of the Council's response to the consultation)</i>
<p>Permission in Principle was introduced in 2017 as a new faster way of obtaining planning permission for housing led development, which reduced the need for landowners and developers to incur significant costs to establish the principle of development for housing. This has been done by giving authorities the power to grant Permission in Principle (PiP) to suitable sites allocated in Part 2 of their registers of brownfield land.</p> <p>The scope of PiP was added to in 2018 and landowners/developers can now also apply for PiP on both greenfield and brownfield land.</p> <p>Currently PiP only applies to minor development (small sites that support fewer than 10 dwellings)</p>	<p>To extend the regulations to allow PiP to apply to most major developments of 10 or more dwellings.</p> <p>This extension will change the fact that PiP will not apply to sites relating to Environmental Impact Assessment (EIA) and Habitat requirements. (Thus, in practice the PiP will not be a route to permission for many large sites of 5 hectares or more, or capable of delivering more than 150 dwellings.)</p> <p>The PiP may include other uses such as retail, offices and community spaces. However, housing must</p>	<p>Members may not be too familiar with the relatively recently devised system of PiP. The Council does have a brownfield register as required by the regulations, but none of the sites are listed as a Part 2 site. Hence none of these sites have been granted PiP.</p> <p>The Council has only received one application for PiP and this was refused.</p> <p>Commentators in the planning profession are not convinced that PiP by application is a particularly attractive option for developers and landowners and its take up has been limited.</p>

<p>The PiP route to a developer starting building on site has two stages:</p> <ul style="list-style-type: none"> • Firstly, PiP establishes whether a site is suitable in principle for development. This PiP is valid for five years and no planning conditions can be attached to it, • Secondly, technical details consent is when the detailed development proposals are assessed, and conditions can be attached. <p>The above process is the equivalent of full planning permission.</p>	<p>occupy the majority of the overall scheme and the proposed non-residential development should be compatible with the residential development.</p> <p>There are no proposals to significantly change the process for PiP by application, albeit questions are asked about limiting the height of proposals at PiP stage, extending some publicity arrangements, changes to fees, and changes to the relationship between brownfield land registers and sites granted PiP by application.</p>	<p>This limited appeal will probably apply equally to an extended PiP for major development as it applied to the current approach.</p> <p>As it is the Council that determines the granting of PiP, and will use the Craven Local Plan to inform their decision, it is not considered that it is necessary to object to these changes.</p> <p>It is considered appropriate to limit the height of development at the PiP stage.</p>
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Policy Committee – 15 September 2020

Climate Emergency update



Report of the Chief Executive

Lead Member for Greener Craven: Councillor Lis

Ward(s) affected: All

1. Purpose of Report

- 1.1 To note the first 6 months of progress against the Climate Emergency Strategic Plan

2. Recommendations – Members are recommended to:

- 2.1 Note the progress that has been achieved against the actions described in the plan
- 2.2 Agree the quantitative progress measures that will be used for the annual review of the plan in February 2021

3. Background

- 3.1 Craven District Council declared a Climate Emergency in August 2019, to work towards becoming Carbon Neutral across the District by 2030. A Climate Emergency Strategic Plan was agreed by the Council on 25th February 2020. It was agreed that a full review of the plan will be presented to the Council annually, and a light-touch review of progress will be presented every 6 months. This report is our first 6-month review of progress since the plan was agreed.
- 3.2 Craven District Council has continued to make good progress towards addressing its own emissions, with most actions currently on track. The Council has prepared and approved a funding bid for a substantial programme of renewable energy generation and efficiency across its estate. The Council's tree planting target has been exceeded. Efforts to reduce the fuel consumption of the Council's fleet are firmly underway.
- 3.3 During this period we were pleased to see the completion of the Leeds-Liverpool canal towpath upgrade to provide an accessible walking and cycling route, and the installation of the Council's first Electric Vehicle charging points in our Skipton High Street car park.
- 3.4 Progress across the District has been more mixed, and the District is not currently on track to achieve Carbon neutrality by 2030.

3.5 Good progress has been made on managing our natural environment in a way that improves Carbon sequestration, with good advances in tree planting, peatland restoration and other habitat management activity. We have made good progress towards the Skipton Station Triangle Masterplan, providing a framework for future developments that will not only make Skipton more accessible by low-carbon transport but will support and enable low-carbon living in the town centre.

3.6 The pace and scale of other changes would need to increase, however, to achieve this target. Areas in which the pace and scale of change need to increase include the proportion of energy generated from renewable sources, the efficiency of buildings, and infrastructure improvements to support the reduction in reliance on fossil-fuel powered private vehicles. The volume of waste being produced, and the proportion of that waste that can be recycled, are also causes for concern.

4. Financial and Value for Money Implications

4.1 No financial or value for money implications apart from those already identified within the specific projects that form a part of this programme of activity.

5. Legal Implications

5.1 No legal implications

6. Contribution to Council Priorities

6.1 The plan describes our approach to 'Carbon Neutral Craven'

7. Risk Management

7.1 There are environmental and reputational risks linked to the success of the plan.

8. Equality Analysis

8.1 The Council's Equality Impact Assessment Procedure has been followed. An Equality Impact Assessment has not been completed on the proposals as completion of Stage 1- Initial Screening of the Procedure identified that the proposed policy, strategy, procedure or function does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

9. Consultations with Others

9.1 Craven Climate Action Partnership

10. Background Documents

10.1 Climate Emergency Plan – 6-month update

11. Appendices

None

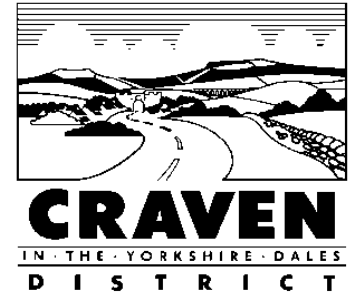
12. Author of the Report

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Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

Policy Committee – 15 September 2020

Local Electricity Bill



Report of the Chief Executive

Lead Member for Greener Craven: Councillor Lis

Ward(s) affected: All

1. Purpose of Report

1.1 To note, and ask for support, for the Local Electricity Bill (2020)

2. Recommendations – Members are recommended to:

2.1 Express Craven District Council’s support for the Local Electricity Bill (2020)

2.2 Note the economic and carbon reduction potential for local renewable energy generation that would be enabled by the successful passage of the bill

3. Background

3.1 Increasing the generation of energy from renewable sources is a key component of carbon reduction, both nationally and as part of the Craven District Climate Emergency Strategic Plan.

3.2 The requirements of the current national legislative framework means that it is expensive, bureaucratic and extremely challenging for local electricity generators to sell the electricity that they produce. Most companies are required to sell their energy to a major national utility company at a low rate. The only alternative is to meet a series of complex regulatory requirements, the cost of which is inevitably over £1m.

3.3 As a result, less than 1.1% of the renewable energy generated in the UK is from local renewable generation.

3.4 The Local Electricity Bill aims to change this by enabling local community energy generation companies to act as commercial electricity suppliers. This would allow generators to supply electricity locally via the electricity grid at a rate that is competitive for local consumers whilst receiving a price per kWh which would make their schemes economically viable, with reasonable set-up costs.

3.5 In addition to the environmental benefit of increasing the proportion of generation from renewables, the enactment of the Local Electricity Bill would help to stimulate the local economy, providing new opportunities for local and

community energy generation companies and employment in the skilled trades required to install and maintain renewable electricity generation.

3.6 The Local Electricity Bill was introduced to Parliament as a ten-minute bill in 10th June 2020, without opposition, by Peter Aldous MP. It is intended to reintroduce the bill for a full reading at the earliest opportunity (likely to be early 2021).

3.7 Ensuring widespread national support is essential for the passage of the bill. So far over 120 Councils have expressed their support, as well as a cross-party group of around 200 MPs.

4. Financial and Value for Money Implications

4.1 No immediate financial or value for money implications. Likely to present long-term economic opportunities for the District.

5. Legal Implications

5.1 No legal implications

6. Contribution to Council Priorities

6.1 The enactment of the Local Electricity Bill would strongly support the priority 'Carbon Neutral Craven'

7. Risk Management

7.1 No additional risks arising from this report.

8. Equality Analysis

8.1 The Council's Equality Impact Assessment Procedure has been followed. An Equality Impact Assessment has not been completed on the proposals as completion of Stage 1- Initial Screening of the Procedure identified that the proposed policy, strategy, procedure or function does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

9. Consultations with Others

9.1 Craven Climate Action Partnership; Otley Energy (community energy company)

10. Background Documents

10.1 The Local Electricity Bill – detailed briefing (from 'Power to the People', <https://powerforpeople.org.uk/wp-content/uploads/2020/07/Local-Electricity-Bill-Briefing.pdf>)

11. Appendices

None

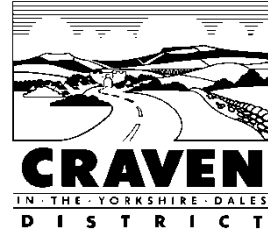
12. Author of the Report

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Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

AGENDA ITEM 11

Policy Committee – 15 September 2020



APPOINTMENTS TO SUB-COMMITTEES AND PANELS

Report of the Solicitor to the Council

Ward(s) affected: All

1. **Purpose of Report** – To consider the appointment Craven Employees' Consultative Group and to confirm or amend the terms of reference as appropriate.

2. **Recommendations** – Members are recommended to:

2.1 Re-appoint the Craven Employees' Consultative Group for 2020/2021 with a membership of five and terms of reference as shown in the Appendix to this report.

As the group is a consultative body only and has no decision making powers there is no requirement for political proportionality.

3. **Implications**

3.1 **Financial Implications** – Some costs associated with servicing meetings and attendance by Members.

3.2 **Legal Implications** – Consultative bodies are not required to be politically proportional.

3.3 **Contribution to Corporate Priorities** – The appointment of Panels and Sub-Committees provides a forum for bringing forward draft policy for consideration by the Policy Committee and Council, which if adopted would contribute to delivery of corporate priorities.

3.4 **Risk Management** – None

3.5 **Equality Analysis** – Not applicable

4. **Consultation with others** – None

5. **Access to Information** – None

6. **Author of the Report** –

Vicky Davies, Democratic Services
Telephone: (01756) 706486
E-mail committees@cravencd.gov.uk

7. **Appendix** – Terms of reference and membership for 2019/2020

TERMS OF REFERENCE

Craven Employees' Consultative Group

Members 2019/2020: Councillors Foster, Brown, Madeley, Myers and Solloway.

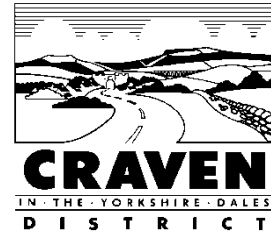
Terms of Reference –

To act as a direct channel of communication between the employees and the Council and to consider any problems or matters relating to the employees of the Council, but excluding individual cases to which the Council's disciplinary / grievance procedure or other appeals' procedure may apply.

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Policy Committee – 15 September 2020

Appointments to Outside Bodies 2020/21 – Yorkshire Housing Group (Craven Area Committee)



Wards Affected: All

Report of the Solicitor to the Council

1. **Purpose of Report** – To consider the appointment of three representatives to serve on the Yorkshire Housing Group (Craven Area Committee) for a three-year term of office ending on the date of the Group’s Annual Meeting in September 2023.
2. **Recommendations** – Members are asked to:

Make appointments or nominations (as appropriate) to the Yorkshire Housing Group (Craven Area Committee) subject to the general principles set out in the Constitution under Committee and Member Conventions (set out in paragraph 3.4 below).
3. **Report**
 - 3.1 The Council appoints or nominates representatives to serve on a variety of outside bodies. These vary from bodies set up by this Council to organisations responsible for matters allied to services to local, regional and national bodies. Policy Committee’s Terms of Reference empower the Committee to make in-year appointments to outside bodies. Annual Council on 5 August 2020 approved continuing appointments to various outside bodies including the Yorkshire Housing Group (Craven Area Committee). Councillors Heseltine, Jaquin and Lis were appointed for a three-year term of office and this comes to an end on 29 September 2020 when the Group holds its Annual Meeting. Policy Committee is therefore asked to appoint / re-appoint three Members for a further term of three years until the Group’s Annual Meeting in September 2023.
 - 3.2 At Minute COU.187(g)(vi)/04-05, the Council decided that appointments to outside bodies would fall into one of three categories, namely:
 - Ward based appointments.
 - Appointments to go with Office of Leader / Deputy Leader / other office
 - Appointments where political proportionality will apply.
 - 3.3 The Yorkshire Housing Group (Craven Area Committee) is an outside body to which political proportionality applies.
 - 3.4 In recommending appointments / nominations to the outside bodies the Committee is asked to bear in mind the following from the Committee and Member Conventions in the Council’s Constitution:

“The Council is invited to appoint representatives to sit on various types of outside bodies varying from statutory bodies to local voluntary groups. This Section sets out the procedure for making those appointments.

- (a) *Appointments of representatives of the Council to outside bodies are made at the Annual Council Meeting each year following recommendations from the Selection Committee. At any other time of the year, the Policy Committee makes decisions on appointments to outside bodies.*
- (b) *In recommending appointments to outside bodies as a whole, the Selection Committee will attempt to ensure that appointments are made in accordance with the relevant category agreed by the Council, as follows:*
- *Ward-Based Appointments to be made (unless otherwise agreed) from the Members representing the Wards indicated;*
 - *Appointments to go with Office of Leader / Deputy Leader / other office; and*
 - *Overall Appointments to which Political Proportionality is to be applied.”*

4. Implications

4.1 **Financial Implications** – Attendance at outside bodies is considered to be part of Elected Members’ duties. Travelling and subsistence expenses can be claimed under the Council’s Members’ Allowances Scheme.

4.2 **Legal Implications** – There is a minimal risk to some Members regarding indemnity / insurance. Members may wish to check with the clerk of the outside body concerned, and consider the extent of any insurance or indemnity provided to directors/management committee members by the organisation itself.

4.3 **Contribution to Corporate Priorities** – None directly associated with this report, although the work of some bodies supports the delivery of corporate priorities.

4.4 **Risk Management** – Not applicable

4.5 **Equality Analysis** – Not applicable

5. **Consultations with Others** – None

6. **Access to Information** – None

7. **Author of Report**

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E-mail: committees@cravendc.gov.uk