

CRAVEN SPATIAL PLANNING SUB-COMMITTEE (On-line)

18th August 2020

Present – The Chairman (Councillor Staveley) and Councillors, Brockbank, Myers, Pringle Shuttleworth, Rose.

Officers – Planning Solicitor, Economic Development Manager, Strategic Housing Manager, Planning Officer x 2 (Planning Policy Team), Democratic Services Manager and Senior Democratic Services Officer.

Also in attendance – Mr Michael Bullock, Director of Arc 4, planning and housing consultants.

An apology for absence was received from Councillor Sutcliffe.

Start: 6.35pm

Finish: 8.23pm

The minutes of the Sub-Committee's meeting held on 18th July 2019 were confirmed and signed by the Chairman as a correct record.

Minutes for Report

CSP.174

APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

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

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

CSP.175

PLANNING FOR THE FUTURE – WHITE PAPER

On behalf of the Strategic Manager for Planning and Regeneration, the Planning Officer gave a verbal report on the Government's White Paper "Planning for the Future" which set out proposals for major reform of the planning system to make it simpler, faster and more predictable. There would be a new style Local Development Plan broken down into three zones of land covering small scale renewable development, growth areas for substantial developments and protected areas such as Conservation Areas, AONBs, local green space and open countryside.

Housing targets would be set by Government and each local authority would be bound by these. New design codes would be established, CILL and S.106 agreements would be merged into one single infrastructure levy. New Local Plans were expected to be visual and map based, using a standard template and environmental impact assessments would be made simpler and quicker. In terms of climate change, by 2025 the Government would be expecting new homes to produce 75 to 80 per cent lower CO2 emissions compared to current levels, these homes would be zero carbon ready so they would not need to be retro fitted. The NPPF would be updated to reflect any actual reforms.

The Planning Officer indicated to Members that more detail would be provided at the Sub-Committee's next meeting.

Resolved – That, the verbal update is noted.

CSP.176

**EVIDENCE ON THE NEED FOR, AND SUPPLY OF,
AFFORDABLE HOMES FOR FIRST TIME BUYERS AND
RENTERS IN CRAVEN DISTRICT: ENTRY LEVEL EXCEPTION
SITES**

The Strategic Manager for Planning and Regeneration submitted a report explaining to Members the introduction of the new concept of 'entry-level exception sites' as set out in the 2019 National Planning Policy Framework (NPPF) and how these compared with rural exception sites. Entry level exception sites would focus on the needs of first time buyers and renters. These sites were classed as an exception to normal planning control over market housing and subject to the demonstration of housing need they could both be allowed outside the main built up areas of local settlements on land not allocated for housing in the Local Plan.

Members were informed that the need for this type of housing was not being met by the Local Plan. From 2017 to the end of the Local Plan it was estimated that 450 dwellings were needed. Looking at the likely amount of these dwellings that would be built across Craven, taking into account past housing completions, current planning permissions, and any likely future provision on Local Plan allocations, the supply was estimated at 352, leaving a shortfall of at least 98 units.

The report sought Members' approval of an evidence base which would ensure compliance with NPPF policy and inform the Council's decisions, as local planning authority, on planning applications for entry-level exception sites and other proposals involving affordable housing. The evidence base provided details on what was considered affordable for renters and first time buyers including shared ownership properties. Regular monitoring would allow the Council to make informed decisions on the release of entry level exception sites.

Resolved – (1) That, the evidence appended to the report now submitted, as a material consideration to inform decisions made by the Council on relevant planning applications for housing development is approved.

(2), That, the appendix to the report now submitted, is published on the Council's website.

CSP.177

**AFFORDABLE HOUSING SUPPLEMENTARY PLANNING
DOCUMENT: DRAFT FOR CONSULTATION**

The Strategic Manager for Planning and Regeneration submitted a report asking Members to approve for public consultation a draft affordable housing supplementary planning document (SPD). These documents provided additional details to the policies in the development plan and provided further guidance for development on specific sites or on particular issues such as design. Supplementary planning documents were capable of being a material consideration in planning decisions but were not part of the development plan.

Legal advice had been sought on the content of the draft and that advice had informed its content. The draft was based on the Policy H2 levels of affordable housing assessed as viable before the Covid-19 pandemic which had resulted in an economic recession. It was too early to make any firm conclusions on the length of the recession and the effects on the housing industry. The Council would continue to monitor the impact and potentially review the position in due course.

Following public consultation, a consultation statement would be prepared by officers, detailing who had been consulted, a summary of the main issues raised and how those issues had been addressed in the SPD. That statement and the final SPD would be reported to this Sub-Committee for information, prior to presentation to the Policy Committee for approval. Once adopted, the Affordable Housing SPD would form a material consideration when dealing with relevant planning applications.

Resolved – (1) That, the draft Affordable Housing Supplementary Planning Document as set out in Appendix A to the report submitted, is approved for consultation.

(2) That, delegated authority is granted to the Strategic Manager for Planning and Regeneration to publish the draft Affordable Housing Supplementary Planning Document for a period of public consultation for a 6 weeks' period, running from Tuesday 1st September 2020 until Tuesday 13th October 2020.

CSP.178

CRAVEN LOCAL PLAN MONITORING DISCUSSION PAPERS

The Strategic Manager for Planning and Regeneration submitted a report asking Members to agree to officers preparing Craven Local Plan monitoring discussion papers. There was a statutory requirement to review and keep up to date Local Plans and for Craven this review had to be done by November 2024.

The Strategic Manager for Planning and Regeneration's report suggested that issuing discussion papers in a consistent format on various topics would aid discussions between the Council's Spatial Planning Team and Members of this Sub-Committee. In order to ensure the adopted Craven Local Plan was kept up-to-date, ongoing monitoring and review was essential. This on-going work would gradually build up a picture of how the Local Plan and associated evidence base would need updating in the future. It was envisaged that the conclusions of monitoring and review work would be presented as a formal review of the Craven Local Plan.

Resolved – (1) That, approval is given for a series of monitoring discussion papers relating to the adopted Craven Local Plan are prepared by the Council's Spatial Planning Team and presented to the Members of this Sub-Committee for discussion, to allow collaborative working between Members and officers on a range of issues relating to the monitoring and necessary subsequent updating of the adopted Craven Local Plan.

(2) That, the examination through the preparation of monitoring discussion papers is approved including the role the adopted Craven Local Plan policies will play (and any future policy updates, identified via monitoring) in contributing to the Council's commitment of achieving a carbon neutral Craven by 2030.

(3) That, the initial monitoring discussion papers will examine the role the adopted Craven Local Plan policies play in contributing to achieving the themes and actions identified in the Council's Climate Change Emergency Strategic Plan 2020-2030 is agreed.

CSP.179

SKIPTON TRIANGLE MASTER PLAN UPDATE

The Strategic Manager for Planning and Regeneration Submitted a report updating Members on the development of the Skipton Triangle Master Plan. The plan looked at an area that stretched from the High Street along the Leeds Liverpool Canal near Broughton Road and along Carleton Road to the by-pass. Its purpose was to explore the potential for improving the area by development that encouraged more people to live and work in the town. In particular, the focus was around Skipton Station to create an area that was attractive, vibrant and low carbon.

Expressions of interest were sought from architects and consultancy firms, followed by a shortlist being asked to submit their final application with a final presentation to a panel. Allies and Morrison were selected and would be supported by an experienced team who all had experience of masterplan projects, specifically on place, transport and rail related schemes.

There would be a series of opportunities for the 11 Member sounding board to feed into the proposals as the work progressed and reports would be presented to the Spatial Planning Sub-Committee at key decision points. Information gathering was to be undertaken as well as the public being consulted with a series of options, probably in the new year. The final proposals would be

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presented to Members at the end of the project in March 2020 as funding from the Growth Deal had to be spent by that time.

Resolved – That, the report is noted.

CSP.180

DATE OF NEXT MEETING

22nd September 2020, commencing at 6.30pm.

Chairman.