

Central Lancashire Strategic Planning Joint Advisory Committee

Central Lancashire Strategic Planning Joint Advisory Committee 5 September 2017

Present:

Councillor P Moss (Chair)	– Preston City Council
Councillor N Cartwright	– Preston City Council
Councillor P Walmsley	– Chorley Borough Council
Councillor A Bradley	– Chorley Borough Council
Councillor M Boardman	– Chorley Borough Council
Councillor C Hughes	– South Ribble Borough Council
County Councillor M Green	– Lancashire County Council
County Councillor B Yates	– Lancashire County Council

Officers:

Mr M Lester	– Director of Business, Development and Growth (Chorley Borough Council)
Ms Z Whiteside	– Head of Strategic Development (Chorley Borough Council)
Ms A Marland	– Principal Planning Officer (Chorley Borough Council)
Mr S Forster	– (Chorley Borough Council)
Mr J Noad	– Planning Manager (South Ribble Borough Council)
Mr S Brown	– Assistant Planning Manager (South Ribble Borough Council)
Mr M Hudson	– Head of Planning (Lancashire County Council)
Mr D Colbert	– Principal Engineer Transport Planning (Lancashire County Council)
Mr M Molyneux	– Head of Planning Policy and Housing Strategy (Preston City Council)
Ms E Young	– Student Placement (Preston City Council)
Ms J Pollock	– Scrutiny Support Manager (Preston City Council)

41. **Appointment of Chair for the Meeting**

RESOLVED: That Councillor Peter Moss be appointed as Chair for the meeting.

42. Welcome by the Chair and Introductions

The Chair, Councillor Peter Moss, welcomed everyone to the meeting and asked those present to introduce themselves.

43. Apologies for absence

Apologies for absence were submitted on behalf of Chris Hayward (Preston City Council).

44. Notification of Substitute Members (if any)

There were none.

45. Declarations of Interests

There were none.

46. Minutes of last meeting

RESOLVED (Unanimously): That the minutes of the Central Lancashire Strategic Planning Joint Advisory Committee meeting held on 2 March 2017 be confirmed as a correct record and signed by the Chair subject to the following amendments:-

Minute number 34, fifth line- amend trench to tranche;
Minute number 38, fifth line– amend Hope to Pope;
Minute number 38, sixth line- amend Tabby to Tabley.

47. Strategic Housing Market Assessment, Objectively Assessed Need Figures and Associated Memorandum of Understanding

The Head of Planning Policy and Housing Strategy (Preston City Council) provided a verbal update on the study jointly commissioned by Preston, Chorley and South Ribble Councils to produce a new Strategic Housing Market Assessment.

It was explained that as the total housing need figure across the housing market area falls below the current annual requirement of 1,341 for Central Lancashire as a whole set out in the Central Lancashire Core Strategy, the current annual requirement figures in the Core Strategy are to be retained.

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The Committee was advised that a memorandum of understanding was in draft and members were asked to commit to this approach which will formalise the partnership across the Central Lancashire authorities.

A formal memorandum of understanding would enable the current plan requirement figures to be retained across the housing market area. As this figure of 1,341 clearly exceeds by some margin the 1,184 need figure across Central Lancashire, a memorandum of understanding retaining the plan requirement figures would ensure that the objectively assessed need is met across the housing market area. The High Court in handing down judgment in *St Modwen v East Riding of Yorkshire Council* determined that the NPPF does not require housing needs to be assessed always and only by reference to the area of the development control authority. The proposed approach was found to be consistent with the NPPF and subsequent judicial authorities.

A draft memorandum of understanding has been prepared and reports are being prepared to relevant decision making committees in each Council to adopt this formally by the end of September 2017.

The individual authority housing requirement figures which are included within the Core Strategy and therefore would also be reflected within the Memorandum of Understanding were quoted as follows:

Chorley:	417 dwellings per annum
Preston:	507 dwellings per annum
South Ribble:	417 dwellings per annum
Central Lancashire:	1,341 dwellings per annum

RESOLVED: Members of the Committee from all three authorities agreed to recommend to their authorities that the figures within the Core Strategy be retained and to enter into a Memorandum of Understanding between the three local authorities, to be approved by the 30th September 2017 which commits to the retention of the housing requirements in each authority across the housing market area, in order to meet the objectively assessed need for the HMA.

48. **Gypsy and Traveller DPD Update**

Steve Brown, the Assistant Planning Manager (South Ribble Borough Council) provided a verbal update on the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan. He reported that a request had been submitted for a Travelling Show site.

RESOLVED – That the verbal update be noted.

49. **Employment Land Review**

Steve Brown, the Assistant Planning Manager (South Ribble Borough Council) provided a verbal update on the Employment Land Review. He reported that it was expected that BE Group was working on conclusions of the report and it was expected the recommendations would be available by the end of the week.

RESOLVED – That the verbal update be noted.

50. **Transport for the North**

Dave Colbert, Specialist Advisor in Transport Planning (Lancashire County Council) gave a presentation to the Committee on Transport Planning in Lancashire. He gave details of the following:-

- Partnership of elected and business leaders from across the North;
- Proposals for Statutory statistics submitted in October 2016;
- Draw down fund from Central Government other than from local Government;
- Sub National transport Policy from April 2018

He reported on statutory functions such as:-

- Prepare a transport strategy for the North;
- Provide advice to the Secretary of State;
- Co-ordinate transport functions in relation to its area

Members also received information on the following:-

- strategic transport plan update
- initial major roads report
- initial integrated rail report
- Strategic development corridors

RESOLVED – That the presentation be noted.

51. **City Deal Update - Year End Monitoring Report**

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Marcus Hudson, the Head of Planning (Lancashire County Council) provided an update on the project currently underway as part of the City Deal programme which included:-

Highways

- A582 – should be completed in October;
- Penwortham Bypass- to be considered at the next meeting of the County Council's Development Control Committee;
- All Hallows Playing Fields- first phase commenced;
- Bamber Bridge local centre improvements- phase 2 to commence before the end of the year;
- New Ribble Bridge crossing- engineering feasibility study being undertaken

He gave details of projects in Preston including:-

- New Hall Lane – going to complete ahead of schedule;
- Preston Bus Station – on target for December 2017;
- Preston East/West link road – had late representations from United Utilities. Will be considered at LCC Development Control meeting in October;
- Cottam Parkway/Rail Station – commissioning work being undertaken through Network Rail;
- Broughton By Pass – will open on 5 October 2017. Also will be closing D'Urton Lane to start work.

RESOLVED – That the verbal update be noted.

52. **Employment Skills Supplementary Planning Document**

Steve Brown, the Assistant Planning Manager (South Ribble Borough Council) provided a verbal update on the previously considered reports on the Employment Skills Supplementary Planning Document. He reported that the document would be considered by relevant committees and that good progress was being made on the matter.

RESOLVED – That the verbal update be noted.

53. **Low Emissions and Air Quality Guidance for Development Management**

The Committee considered a report by The Director (Business, Development and Growth (Chorley Council) on Low Emissions and Air Quality Guidance

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for Development Management. The report gave details of the potential of the production of a supplementary planning document (SPD). The report also gave information on Air Quality Management Areas (AQMAs) in Preston and South Ribble.

The report also gave details of template options which have been produced by Lancaster City Council with an aspiration that guidance can be adopted across the region to provide a consistent approach to low emissions and air quality issues in development management.

RESOLVED: That the report be noted.

54. Date and venue of next meeting

The next meeting of the Joint Advisory Committee will be held on Tuesday 1 November 2017 at South Ribble Borough Council.