

Minutes of **Central Lancashire Strategic Planning Joint Advisory Committee**

Meeting Date **13 November 2018**

Members Present: Councillor Alistair Bradley (Chair), Councillor Paul Walmsley (Vice-Chair) and Councillors Martin Boardman, John Potter, Jon Hesketh, Phil Smith, Margaret Smith, Michael Green

Officers: Mark Lester (Director of Business, Development and Growth), Zoe Whiteside (Development and Regeneration Manager), Alison Marland (Chorley Council), Chris Hayward (Director of Development, Preston City Council), Chris Blackburn (Planning Policy Team Leader, Preston City Council), Jonathan Noad (South Ribble Borough Council), James Hoskinson (Central Lancashire Technical Officer), Johndaniel Jaques (Central Lancashire Planning Policy Officer) and Ruth Rimmington (Democratic and Member Services Team Leader)

Apologies Councillors Peter Moss, Clifford Hughes MBE and Rebecca Noblet

27 Appointment of Chair for the Meeting

As Councillor Alistair Bradley was detained in traffic Councillor Margaret Smith (South Ribble Borough Council) was appointed as temporary Chair.

28 Welcome by the Chair and Introductions

The Chair welcomed everyone to the meeting and invited attendees to introduce themselves.

29 Minutes of Last Meeting

Decision: That the minutes of the meeting held on 4 September 2018 be confirmed as a correct record.

30 Declarations of Any Interests

There were no declarations of interests received.

31 **Central Lancashire Local Plan Review Update**

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report. The post of Local Plan Coordinator has not been filled, but a further round of recruitment will be undertaken. The draft Memorandum of Intent and Statement of Common Ground (SCOG) have been drafted and has been sent to the Legal teams at South Ribble and Preston for comments.

Councillor Alistair Bradley arrived and took the Chair.

A detailed programme has been developed and the team have been working to this. Details of this were set out in a presentation. Stage One relates to Issues and Options, Stage Two considers Preferred Options and Publication is Stage Three. The final Stage (Four) is submission. Members queried the timescales and noted that a comprehensive risk register has been produced to ensure that all risks are accurately recorded, and mitigations are put in place. A successful Member Learning Session had been held the previous evening with Chorley Councillors and Parish Councillors and this will be offered to other authorities.

Members noted the evidence in relation to

- Gypsy and Traveller Accommodation Assessment (GTAA)
- Strategic Flood Risk Assessment (SFRA)
- Transport
- Issues and Options
- Strategic Housing Economic Land Availability Assessment (SHELAA)
- Statement of Community Involvement (SCI)

Decision: That the report be noted.

32 **Government Response to Supporting Housing Delivery Through Developer Contributions**

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report which provides an update regarding the governments' plans to reform developer contributions (including CIL and section 106).

The proposals are intended to reduce the complexity and uncertainty of developer contributions which are purported to act as a barrier to the delivery of housing. The government are keen to provide clarity and certainty to developers around the contributions they are expected to make. Officers await the detailed consultation and guidance and will need to determine the potential impact particularly for plan-making.

Members agreed that overall, these are positive steps, in particular with regards the removal of the pooling restriction and the removal of the requirement to consult twice on CIL reviews. This will improve the

deliverability of a CIL review being undertaken and delivered in alignment with the local plan.

Decision: That the report be noted.

33 Central Lancashire Core Strategy Monitoring 2017/18

Chris Hayward, Director of Development, and Chris Blackburn, Planning Policy Team Leader, Preston City Council, presented the report which updates Members on the latest Core Strategy Monitoring Report.

During the monitoring year 1,613 dwellings were completed in Central Lancashire, 272 units above the target of 1,341. The dwelling completion targets were exceeded in Chorley and Preston but there is under provision in South Ribble.

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as onsite provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. During the year (April 2017 – March 2018) a total of 409 affordable dwellings were delivered across Central Lancashire consisting of 172 in Chorley, 197 in Preston and 40 in South Ribble. Together this exceeded the Core Strategy target of 126 by 283 dwellings.

An error was noted in the provision during 2013/14 for South Ribble – the figure should read -71, not 71. Employment land take up is below the Core Strategy target at the current rate.

Members discussed the trend for over delivery in recent years and noted that there has been a commitment to share the spread of development across Central Lancashire. Members commended the work in relation to the provision of affordable homes.

Decision: That the report be noted.

34 Open Space and Sports and Recreation Study Update

Jonathan Noad (Director of Planning and Property), South Ribble Borough Council, gave a verbal report.

The purpose of the Study is to find out how open spaces are used, thought of and what we can do to improve them. Open spaces are places that can be used by the public, including parks, play areas, playing pitches and more.

This is an important piece of work across the areas and is being undertaken in conjunction with sporting organisations.

A draft report has been received from the Consultants and a report will be presented to the next meeting.

Decision: That the report be noted.

35 **Retail Study Update**

Alison Marland, Principal Planning Officer, Chorley Council, presented a verbal report.

Both Preston and Chorley have received their individual draft retail reports from consultants White Young and Green. The South Ribble part of the study was completed last year and is also being updated to reflect the latest data.

The consultants still need to insert the latest Experian data expected in December which means the quantitative findings will change. The findings of the study will be taken to respective Local Plan Working Groups in mid-December/ early January.

Once the study is finalised it is part of the evidence for the new Central Lancashire Local Plan and will assist in formulating updated retail policies for the Central Lancashire area. The three documents forming the retail study will be uploaded onto the Councils websites.

Decision: That the report be noted and that the consultants be invited to give a presentation at the next meeting.

36 **City Deal Update**

Chris Hayward (Director of Development, Preston City Council) gave an update.

Preston Western Distributor Road - a planning application for the Hodder Aquaduct will be considered the following evening. It is recommended for approval.

The Inquiry relating to the Compulsory Purchases Order (CPO) is due to commence the following week and expected to last two to three weeks.

Jonathan Noad (Director of Planning and Property), South Ribble Borough Council, advised that a consultation on works to Penwortham Town Centre is currently underway.

Members noted that all of the works contribute to the greater scheme and once they are all completed residents will see the benefits.

Decision: That the update be noted.

37 Exclusion of Public and Press

Decision: To exclude the press and public for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

38 Draft Central Lancashire Council's Statement of Common Ground (Paragraph 3)

Zoe Whiteside, Development and Regeneration Manager, Chorley Council, presented the report which provides an update on the preparation of the first Statement of Common Ground for the three Central Lancashire Local Planning Authorities plus Lancashire County Council as counter signatory.

Members discussed the need to consider the obligations on LCC, including highways and mineral planning and school places. The engagement with LCC is critical.

The Statement must be in place before the consultation can begin on the draft plan.

Decision: To note the contents of the report and the contents of the first draft Statement of Common Ground which is included at appendix one.

39 Technical Consultation of Updates to National Planning Policy and Guidance (Paragraph 3)

Chris Blackburn, Planning Policy Team Leader (Preston City Council) gave a presentation.

The presentation set out changes which have occurred over the last few months, and detailed the Standard Housing Methodology and the Housing Delivery Test.

Members noted the need for discussions with other Local Authorities, such as Blackburn, and to have the infrastructure in place to support additional housing.

Decision: That the presentation be noted.

40 Dates of Future Meeting

Decision: To note the meeting dates, but to change the meeting start time to 6.30pm and to change the 5 November meeting date.

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