

# Central Lancashire Local Development Framework Joint Advisory Committee

**Tuesday, 8 November 2011**

**Present:** Councillor J Swindells (Chair) and Councillors A Cullens, R Lees, BI Shannon, J Hughes MBE, J Hesketh and County Councillor M Green

**Officers in attendance:** Councillor C Crompton

**Also in attendance:**

Mr C Hayward – Assistant Director (City Planning Officer) (Preston City Council)  
Mr M Molyneux – Planning Policy Manager (Preston City Council)  
Ms L-A Fenton – Director of Partnerships, Planning and Policy (Chorley Borough Council)  
Mr J Dalton – Director of Planning and Housing (South Ribble Borough Council)  
Ms H Hockenhull – Planning Manager (South Ribble Borough Council)  
Mr M Hudson – Head of Planning (Lancashire County Council)  
Mr J Jackson – Central Lancashire LDF Team Coordinator  
Mr D Porter – Central Lancashire LDF Team  
Ms C Marginson – Central Lancashire LDF Team  
Ms J Grundy – Head of Member Services, PCC

## **11.LDFJAC.21 APPOINTMENT OF CHAIR FOR THE MEETING**

**RESOLVED – That Councillor Swindells of Preston City Council be appointed as Chair of this meeting.**

## **11.LDFJAC.22 WELCOME BY CHAIR AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting.

Julian Jackson, Central Lancashire LDF Team Co-Ordinator, reported on two awards for which submissions had been made. One was to the Royal Town Planning Institute's national award scheme for recognition of the joint working with the four Councils and another for Habitats Regulation Assessment work for which a regional application had been made. He said that the national award application had been unsuccessful probably due to the suspension of the Core Strategy examination.

However, Mr Jackson reported that the Team had been successful in attaining the regional award for the Habitats Regulation Assessment work. The award was due to be officially given in December 2011 and had been attained following an approach made by English Nature in developing a screening document for the Core Strategy. Mr Jackson said that Kezia Henderson had been particularly involved in producing the screening document.

Members of the Committee expressed their gratitude to all officers in the LDF team for all of their ongoing hard work.

## **11.LDFJAC.23 APOLOGIES FOR ABSENCE**

Apologies for absence were received for Councillor Neil Cartwright, Preston City Council, and Councillor Harold Heaton, Chorley Borough Council.

## **11.LDFJAC.24 MINUTES**

**RESOLVED - That the minutes of the last meeting of the Central Lancashire Local Development Framework Joint Advisory Committee held on 1 September 2011 be confirmed as a correct record, subject to the insertion of Councillor Michael Green, Lancashire County Council, in the list of Councillors present at the 1 September 2011 meeting. The minutes were then signed by the Chair.**

## **11.LDFJAC.25 CORE STRATEGY UPDATE**

The Central Lancashire LDF Team submitted a report summarising the responses to the Inspector's letters concerning the Core Strategy, the further actions that were under way to consult on the agreed changes and the early preparations for the partial review of the Core Strategy. It was reported that the proposed housing relating changes to the Core Strategy were open to consultation until 13 December 2011 and not as indicated within paragraph 7 of the report.

### **RESOLVED –**

- (i) That the progress made on the Core Strategy to date be noted; and**
- (ii) that the revised consultation deadline date, as detailed above, be noted.**

## **11.LDFJAC.26 COMMUNITY INFRASTRUCTURE LEVY AND INFRASTRUCTURE PLANNING UPDATE**

The Central Lancashire LDF Team presented a report providing a detailed insight into the practical issues of deciding to implement the Community Infrastructure Levy (CIL) and how the infrastructure planning process could be used to inform this.

The report set out that although CIL was a simple concept implementing it was very involved. The District Councils as the Charging Authorities had the overall control and final say on how spending priorities were set and how the bulk of collected monies were actually spent. The exception to that was the 'meaningful proportion' to be spent in local neighbourhoods which was the subject of a current national consultation. The actual delivery of new infrastructure would often rest with other agencies but their role would be directed through the infrastructure priorities set by each District Council. Decisions about spending priorities and working arrangements with other agencies did not have to be taken now. Neither were authorities bound by sticking with the draft charge rates consulted on at the first stage, therefore there was no need to not go ahead with the initial consultation using the charge rates recommended by the consultants.

Mr Jackson said that a piece of infrastructure in one area could benefit those people living in other districts. He stated that the main message in progressing CIL was to decide on the charge rates through a series of consultation stages.

Councillor Crompton questioned how CIL was going to affect affordable housing particularly in relation to such provision in the rural areas where young people were unable to remain in villages due to the cost of housing and the current lack of affordable housing. He suggested that when affordable housing was approved at the planning stage that it remain as such in perpetuity securing its affordability for future years.

Mr Jackson responded that affordable housing provision is much wider than this CIL opportunity and section 106 agreements would have to be entered into on an individual basis.

Representatives of partner authorities reported that current internal mechanisms and standard practices should allow for affordable housing development.

Chris Hayward, Assistant Director Planning – Preston City Council, responded that further discussions on affordable housing could be discussed at local level prior to further discussions at the Joint Advisory Committee.

Councillor Hesketh asked if CIL could be applied to agricultural buildings to which a response was given that in reality they could however the consultants have proposed that a zero charge be made.

Councillor Lees asked how a CIL charge would be implemented if a development crossed two districts. Mr Jackson said that a calculation would be done on the amount of new floor space contained within each district but that it was necessary to work together with neighbours. He said that the forthcoming Localism Act (currently a Bill) would include a duty of care for all local authorities to work with neighbouring authorities.

**Resolved – That the report and discussions be noted at this stage.**

#### **11.LDFJAC.27 DOCUMENT PREPARATION - REVISED TIMESCALES**

The Central Lancashire LDF Team submitted a revised timescale for the preparation of documentation relating to the Core Strategy, as follows:-

<b>CORE STRATEGY</b>	
Consultation on Changes	November – December 2011
Submit Changes and Representations	January 2012
Resume Examination	February
Inspector’s Report Received	March
Adoption	May
<b>SUPPLEMENTARY PLANNING DOCUMENTS</b>	
Consultation	February – March 2012
Adoption	July

Councillor Shannon queried how many supplementary planning documents were required. It was reported that five documents were currently in preparation but a sixth, relating to open space play provision standards required further development.

**RESOLVED – That the revised timescale be noted.**

#### **11.LDFJAC.28 PROGRESS WITH SITE ALLOCATIONS PDP'S**

District Councils updated the meeting on the progression of their individual Council’s site allocations and development management policies plans.

Each Council's was at a at differing stage of the site allocation process, with Chorley Borough Council being the first to go out to consultation which was launched mid September and due to conclude on 18 November 2011. Lesley-Ann Fenton stated that many responses had already been received mostly from residents and some agents with issues being raised such as housing, amenities and high schools. She also reported that petitions had been submitted.

Helen Hockenhull, South Ribble Borough Council, reported that whilst they had not progressed as far as Chorley, their consultation had begun on 1 November and was due to conclude on 22 December with significant interest already being shown by members of the public and local media. She stated that drop-in sessions were being held around the Borough and the South Ribble Council website contained all of the necessary consultation information.

The Chair, Councillor Swindells, reported that Preston City Council had not progressed as far as its partners and that the current position was to engage Members in the process by way of holding drop in sessions and key officers attending Group meetings, prior to a consultation process being agreed.

**RESOLVED – That the update reports be noted.**

#### **11.LDFJAC.29 DATES OF FUTURE MEETINGS**

The next meeting of the Central Lancashire LDF Joint Advisory Committee will be held at South Ribble Borough Council on 30 January 2012.

Chair