

Central Lancashire Local Development Framework Joint Advisory Committee

Tuesday, 11 September 2012

Present:

Councillor Dennis Edgerley (Chair) – Chorley Council
Councillor Harold Heaton – Chorley Council
Councillor Paul Walmsley – Chorley Council
Councillor Bill Shannon – Preston City Council
Councillor Brian Rollo – Preston City Council
Councillor Cliff Hughes MBE – South Ribble Borough Council

Also in attendance:

Councillor Eric Fazackerley – Preston City Council

Officers in attendance:

Steve Brown – Central Lancashire LDF Coordinator
Lesley-Ann Fenton – Director of Partnerships, Planning and Policy (Chorley Council)
Jennifer Moore – Head of Planning (Chorley Council)
Peter McAnespie – Policy and Design Team Leader (Chorley Council)
Chris Hayward – Assistant Director – Chief Planning Officer (Preston City Council)
Mike Molyneaux – Planning Policy Manager (Preston City Council)
John Dalton – Director of Planning and Housing (South Ribble Borough Council)
Helen Hockenhill – Planning Manager (South Ribble Borough Council)
Cathryn Filbin – Democratic and Members Services Officer (Chorley Council)

12.LDFJAC.20 APPOINTMENT OF CHAIR FOR THE MEETING

RESOLVED – That Councillor Dennis Edgerley of Chorley Council be appointed as Chair for this meeting.

12.LDFJAC.21 WELCOME BY CHAIR AND INTRODUCTIONS

The Chair welcomed everyone to the meeting of the Central Lancashire Local Development Framework Joint Advisory Committee.

12.LDFJAC.22 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Neil Cartwright (Preston City Council), John Swindells (Preston City Council), Ken Hudson (Preston City Council), Peter Pringle (Preston City Council), and Jon Hesketh (South Ribble Borough Council).

12.LDFJAC.23 CONFIRMATION OF MINUTES FROM THE LAST MEETING

RESOLVED – That the minutes of the last meeting of the Central Lancashire Local Development Framework Joint Advisory Committee held on 31 May 2012 be confirmed as a correct record and signed by the Chair.

12.LDFJAC.24 CORE STRATEGY AND SUPPLEMENTARY PLANNING DOCUMENTS - UPDATE

Members of the Joint Advisory Committee received a report from the Central Lancashire LDF Coordinator which provided an update on the current position in relation to the Core Strategy and Supplementary Planning Documents (SPDs).

Core Strategy

The Core Strategy had been adopted by Chorley Council, Preston City Council and South Ribble Borough Council.

To comply with the Town and County Planning (Local Planning) (England) Regulations 2012, the three Councils were required that as soon as practical following the adoption of the Core Strategy that an 'Adoption Statement' be displayed on each of the websites and offices of the adoption authorities for a period of six weeks, to allow time for a legal challenge at the High Court. The time limit for challenging the Statement lapsed on 29 August 2012, without challenge.

It was expected that the final document would be available within the next few weeks.

Following discussions regarding Japanese Knotweed, the Head of Planning (Chorley Council) advised that this along with other invasive species was controlled by DEFRA, in instances where such a species was found on a development site the subject of planning permission could be subject to an appropriate regulatory condition. It was agreed that an explanatory note on invasive species be prepared for a future meeting.

Supplementary Planning Documents

Earlier this year, five of the SPDs had been prepared jointly between the three central Lancashire authorities:

1. Affordable Housing
2. Controlling the re-use of Employment Premises
3. Rural Development
4. Access to Healthy Food
5. Design Guide

Once completed, the SPDs were subject to a six week period of consultation which expired on 30 May 2012. The consultation attracted a total of thirty-three responses. The responses were assessed and the SPD's were amended to reflect the responses where considered appropriate.

There was no requirement for further consultation on these documents, but the final documents must be displayed for four weeks before adoption.

Subject to a consensus being reached on the final SPD documents, it was intended that they would be referred to the three Councils respective meeting for adoption on the following dates:

- Chorley - 25 September 2012
- South Ribble - 18 October 2012
- Preston - 25 October 2012

Work had commenced on the Open Space SPD which was the six and final SPD.

Members of the Joint Advisory Committee were advised that the SPDs were subject to on-going review.

Members of the Joint Advisory Committee had been advised that the Town Planning Institute had encouraged the three central Lancashire authorities to publicise the joint working arrangements as an example of good practice.

RESOLVED – That the report be noted, and that an explanatory note on invasive species be prepared for a future meeting.

12.LDFJAC.25 COMMUNITY INFRASTRUCTURE LEVY

The Central Lancashire LDF Coordinator gave a verbal update to Members of the Joint Advisory Committee on the progress of the Community Infrastructure Levy (CIL).

Further viability work was being carried out in respect of:

- Preston Inner Zone in terms of justifying the split residential rate;
- and the split rate for retail between large and small convenience shops

The consultants requested that the three central Lancashire authorities produce further evidence to demonstrate the split between what would be delivered by CIL, and site Section 106 contributions in the future.

The background supporting evidence was near completion. Once all the documentation had been through a legal check there would be a further four week consultation period on the Draft Charging Schedule between October and November. Once the consultation period had expired, it would be passed to the Inspector for examination which was expected to take four weeks, with the Inspectors report due a further three to six weeks after that for comment.

The Planning Inspectorate had advised on the procedures for the appointment of an Inspector and what was required in terms of the examination.

Members of the Joint Advisory Committee were advised that there had been a delay in the release of the CIL regulations which were now expected in Spring 2013. However, it was expected that the adoption of CIL would be early in the New Year with implementation from April 2013.

In response to queries made, Members of the Joint Advisory Committee were advised that the figure of 280 square meters which marked the split in the charging schedule between small and large convenience retail, was based on the same figure being used to identify large retail space which was subject to the Sunday trading hours under the Sunday Trading Act 1994. For this reason it was felt that the 280 square meters to mark the split was reasonable and defensible if it was to be challenged in the future.

12.LDFJAC.26 FUTURE AGENDA ITEMS

The Chair introduced the new item and sought Members of the Joint Advisory Committee suggestions on topics Members would like to discuss at future meetings.

Members of the Joint Advisory Committee discussed various possible agenda items for future meetings which included:

- Transport and Infrastructure – it was suggested that Lancashire County Council give a presentation on transport master plan
- Look at the impact on the Big Society for local government relating to planning matters
- Core Strategy monitoring in relation to housing stock

12.LDFJAC.27 DATES OF FUTURE MEETINGS

The next meeting of the Central Lancashire LDF Joint Advisory Committee would be held at Preston City Council, on Thursday, 6 December 2012 at 5.30pm.

Chair