



Dear Councillor,

**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK JOINT  
ADVISORY COMMITTEE - TUESDAY, 17TH DECEMBER 2013**

The next meeting of the Central Lancashire Local Development Framework Joint Advisory Committee to be held on Tuesday 17 December 2013 at South Ribble Borough Council commencing at 5.30pm.

The agenda and accompanying reports for consideration at the meeting are enclosed.

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend on Tuesday 17 December 2013 is asked to first contact their substitute to see if he or she can attend instead. Then please contact me on 01772 625306 or via email ([jwallwork@southribble.gov.uk](mailto:jwallwork@southribble.gov.uk)) to give apologies and indicate whether the substitute will be attending.

Yours sincerely

James Wallwork  
Democratic Services Officer

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Tel: (01772) 625306

## **Distribution**

All members of the Central Lancashire Local Development Framework Joint Advisory Committee

### **Councillors**

Councillors Dennis Edgerley (Chorley Council), Harold Heaton (Chorley Council), Paul Walmsley (Chorley Council), Neil Cartwright (Preston City Council), Bill Shannon (Preston City Council), Councillor John Swindells (Preston City Council), Councillor Joseph Hughes MBE (South Ribble Borough Council), Jon Hesketh (South Ribble Borough Council), Councillor Caroline Moon (South Ribble Borough Council) and County Councillor Michael Green (Lancashire County Council).

### **Substitute Councillors:**

Peter Pringle (Preston City Council), Councillor Julie Buttle (Preston City Council), Brian Rollo (Preston City Council) and Mark Perks (Lancashire County Council)

### **Officers:**

Chorley Borough Council - Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Chris Moister (Head of Governance), Jennifer Moore (Head of Planning)

Preston City Council - Chris Hayward (Assistant Director (Chief Planning Officer), Mike Molyneux (Planning Policy Manager)

South Ribble Borough Council - Mike Nuttall (Chief Executive), Helen Hockenhill (Planning Manager), Debra Holroyd-Jones (Principal Planning Officer), James Wallwork (Democratic Services Officer)

Lancashire County Council - Steve Browne (Director of Strategy and Policy), Marcus Hudson (Head of Planning)

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**Central Lancashire LDF Joint Advisory Committee (JAC)**

**AGENDA**

**Tuesday 17 December 2013 at 5.30pm in the  
Cross Room at South Ribble Borough Council,  
Civic Centre, West Paddock, Leyland**

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

2. **Welcome by Chair and Introductions**

3. **Apologies for absence**

4. **Minutes of the last meeting (Pages 5 - 10)**

To confirm the minutes of the meeting held in Preston on 24 September 2013.

5. **Local Plan update**

A verbal update will be provided on the Local Plan.

6. **Community Infrastructure Levy Update**

A verbal update will be provided on the Community Infrastructure Levy.

7. **Supplementary Planning Documents update (Pages 11 - 14)**

Report attached

8. **City Deal Progress - Presentation**

A presentation will be undertaken on the progress with the City Deal.

9. **Any other item(s) that the Chairman decides is/are urgent**

10. **Dates of Future Meetings**

To note that next meeting of the Joint Advisory Committee is to be held at Chorley Borough Council on 26 March 2014 at 5.30pm.

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## Central Lancashire Local Development Framework Joint Advisory Committee

**Tuesday, 24 September 2013**

**Present:**

Councillor Brian Rollo (Chair), Preston City Council  
Councillor Peter Pringle, Preston City Council  
Councillor Dennis Edgerley, Chorley Council  
Councillor Paul Walmsley, Chorley Council  
Councillor Neil Cartwright, Preston City Council  
Councillor Joseph Hughes MBE, South Ribble Borough Council  
Councillor Jon Hesketh, South Ribble Borough Council  
Councillor Caroline Moon, South Ribble Borough Council

**Officers in attendance:**

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, Head of Planning and Housing, South Ribble Borough Council  
Helen Hockenhull, Planning Manager, South Ribble Borough Council  
Marcus Hudson, Head of Planning, Lancashire County Council  
Julie Grundy, Head of Member Services, Preston City Council

**Also in attendance:**

**13.LDFJAC.48 APPOINTMENT OF CHAIR FOR THE MEETING**

**Resolved – That Councillor Rollo of Preston City Council be appointed as Chair for this meeting.**

**13.LDFJAC.49 WELCOME BY CHAIR AND INTRODUCTIONS**

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

The Chair then told the Committee that this meeting would be the last one attended by John Dalton, Head of Planning and Housing at South Ribble Borough Council, due to his impending retirement.

**13.LDFJAC.50 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor Swindells (Preston City Council), Councillor Shannon (Preston City Council), County Councillor Johnston (Lancashire County Council) and County Councillor Howarth (Lancashire County Council).

**13.LDFJAC.51 MINUTES OF THE LAST MEETING**

**Resolved – That the minutes of the meeting of the Central Lancashire Local Development Framework Joint Advisory Committee held on 27 March 2013 be confirmed as a correct record and signed by the Chair.**

### **13.LDFJAC.52 JOINT ADVISORY COMMITTEE TERMS OF REFERENCE**

The Assistant Director (City Planning Officer – Preston) submitted a report providing details of proposed amendments to the terms of reference of the Joint Advisory Committee for report to each constituent authority.

It was reported that the terms of reference for the Joint Advisory Committee were established in 2008 with the specific intention of progressing the Central Lancashire Core Strategy to adoption. The completion of that work and the focus of attention on three additional areas, including S110 of The Localism Act 2011, City Deal II and Central Lancashire as a self-contained area for strategic housing matters and travel to work, meant that a review of the terms of reference was required.

If agreed, the new terms of reference, as set out in paragraph 8 of the report, would form part of a Supplementary Agreement to be drawn up by solicitors and would require approval by all three Councils.

The Assistant Director said that Lancashire County Council (LCC) presently sat on the Joint Advisory Committee as observers, however, due to the changing issues LCC would be invited to sit as full members. It was also reported that for some topics relating to City Deal II Chorley members would be expected to abstain from voting, however, input into discussions from Chorley members would still be encouraged.

Chorley Members confirmed that they would like to continue to express opinions on City Deal but were content with the non-voting arrangement in respect of that matter.

The Head of Planning (LCC) advised the Committee that LCC would be looking to appoint a Cabinet Member to the Joint Advisory Committee.

Members queried when the Supplementary Agreement would be ready to be submitted to each Council. The Assistant Director (Preston) confirmed he would chase the matter up with Preston's Legal Department.

**Resolved – That the Joint Advisory Committee recommends to each constituent authority that the terms of reference be replaced as set out in section 8 of the report.**

### **13.LDFJAC.53 GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE'S ACCOMMODATION ASSESSMENT**

The Director of Partnerships, Planning and Policy (Chorley) submitted a report providing details on the Gypsy, Traveller and Travelling Showpeople accommodation needs assessment (GTAA) currently being undertaken for the Central Lancashire Authorities, Preston, Chorley and South Ribble.

The assessment was commissioned in July 2013 and the results were expected in November 2013. The up to date assessment would assist in determining the housing needs for Gypsy, Traveller and Travelling Showpeople in the Central Lancashire area and inform the approach taken in the development of the respective Local Plans and related Development Plan documents.

The assessment was being undertaken by Arc 4 Ltd following a tender exercise and the company was deemed to have a good methodology.

The report set out the GTAA Study Timetable and it was noted that a further report on this should be available for the next meeting of the Joint Advisory Committee on 17 December 2013.

**Resolved – That the report and update be noted.**

### **13.LDFJAC.54 CITY DEAL II**

The Assistant Director (City Planning Officer – Preston) reported on City Deal II recently signed on 12 September 2013. He said the unprecedented £334m Infrastructure Delivery Programme would allow opportunities for the development of homes, jobs, schools and major highways schemes, amongst many other things. The Programme was also dependent on CIL and developer contributions and that a 10 year transport allocation, rather than a four year one, was key to its success.

The Head of Planning (LCC) said that in addition to the major schemes there was also major infrastructure dealing with gateways, public realm and transport. He said that although roads would dominate it was a much broader programme with an additional City Deal Investment Fund consisting of a £100m local allocation from the Lancashire Pension Fund. He confirmed that there were many funding sources guaranteed through City Deal but there was much work to do.

Councillor Hughes said that South Ribble would be pushing for the bridge work to be undertaken across the River Ribble and the Council would be looking for support from City Deal partners as well as the Fylde Coast and Blackpool.

Concern was raised regarding resources required by the authorities whilst delivering City Deal. The Head of Planning (LCC) confirmed that resourcing was high on the agenda and that a dedicated team was already in place to deliver the Programme which was being approached on a project basis.

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

### **13.LDFJAC.55 CENTRAL LANCASHIRE HIGHWAYS AND TRANSPORT MASTERPLAN IMPLEMENTATION**

The Head of Planning (LCC) gave an update on the Central Lancashire Highways and Transport Masterplan Implementation. He said that attention and resources had been directed at supporting City Deal II since the Masterplan was published and meetings had taken place on the soundness and credibility of the deal with many Government Departments.

The Head of Planning said that funding now came from the Local Transport Board, Transport for Lancashire, and that a six year deal had been confirmed with an indicative four year deal in addition. The schemes had been prioritised and two within the City Deal Masterplan were to receive a significant amount of funds, these are:-

- Preston West Distributor
- Broughton By-Pass

Furthermore, the Head of Planning (LCC) said that whilst the Penwortham By-Pass was to be funded through the wider City Deal, Broughton By-Pass was continuing with its funding arrangements and he was fairly confident that the scheme would be partly funded through developer contributions which would then release more money from City Deal.

A number of updates were given on schemes at Junction 1 of the M55, the A582 and the Preston Western Distributor.

Members asked questions relating to the potential diversion of the Guild Wheel away from D'Urton Lane, provision of written updates for affected local Parish Councils and traffic being diverted onto other 'A' roads causing congestion elsewhere.

The Head of Planning (LCC) said that priority corridors had been highlighted and there was much more work to be done in that area. He also said that in terms of planning applications which had been received, consideration had been given to the wider network.

**Resolved – That the update report be noted.**

### **13.LDFJAC.56 COMMUNITY INFRASTRUCTURE LEVY**

Reports from each Council were given on the current position relating to the Community Infrastructure Levy (CIL):-

#### **Chorley Borough Council**

The Director of Partnerships, Planning and Policy reported that Chorley had adopted its CIL Levy on 16 July 2013 and charging commenced on 1 September 2013. She said an Instalments Policy had been published and approved by Cabinet for implementation. The Director said that planning application performance had suffered as there had been a rush to sign Section 106 agreements and secure a grant of permission before the Council implemented CIL. It was intended that the figures submitted to Government would be accompanied by a note explaining the recent dip in that performance.

#### **South Ribble Borough Council**

The Planning Manager advised that South Ribble had also seen an influx in applications for the quarter prior to the introduction of their CIL and a similar reduction in performance.

#### **Preston City Council**

The Assistant Director (City Planning Officer) reported that Preston's CIL was due to commence on 30 September 2013.

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

### **13.LDFJAC.57 LOCAL PLANS PROGRESS**

District Councils updated the meeting on the progression of their Local Plans:-

#### **Preston City Council**

It was reported that the Local Plan would be published on 30 September 2013 and subject to a consultation period ending on 25 November 2013 prior to submission to the Secretary of State and the Inspector in spring 2014. Consultation would also start shortly on the preferred options on the City Centre Plan. It was also envisaged that the Supplementary Planning Document for the North West Preston Masterplan, which was part of City Deal II, would be adopted by the end of 2013.

#### **South Ribble Borough Council**

The Local Plan Independent Examination was held in March 2013. The main concern was Gypsy, Traveller and Travelling Showpeople accommodation and the available evidence to demonstrate the needs of the borough. Work on the Gypsy, Traveller and Travelling Showpeople accommodation assessment was continuing as per the agreed

timetable. Consultation on modifications to the Local Plan took place from June to August 2013 and a further 12 responses were received. An interim report from the Inspector was anticipated in the next 10 days.

**Chorley Borough Council**

Consultation had taken place on modifications and the Examination was re-opened by the Inspector in relation to re-housing figures. An interim report was due mid-October. The Gypsy, Traveller and Travelling Showpeople accommodation assessment was being worked on as per the agreed timetable.

**Resolved – That the updates be noted.**

**13.LDFJAC.58 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT**

The Chair invited the Assistant Director (City Planning Officer – Preston) to say a few words on behalf of the Joint Advisory Committee.

Mr Hayward expressed sincere thanks to Mr John Dalton, Head of Planning and Housing at South Ribble Borough Council, for his huge support on strategic matters in Central Lancashire over many years. He said Mr Dalton was a major factor in driving partnership working which contributed greatly to the continued success of the Committee and overall joint working in Central Lancashire and he would be greatly missed.

The Committee wished Mr Dalton very best wishes for his retirement.

**13.LDFJAC.59 DATES OF FUTURE MEETINGS**

The next meeting of the Committee will be held at 5.30 pm on Tuesday 17 December 2013 at South Ribble Borough Council Offices.

Chair

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Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	17 <sup>th</sup> December 2013

## **SUPPLEMENTARY PLANNING DOCUMENT UPDATE**

### **PURPOSE OF REPORT**

1. To inform Members of the Supplementary Planning Documents (SPDs) that are being progressed both jointly and by each individual authority and provide detail including a proposed timetable for each.

### **RECOMMENDATION(S)**

2. Members are asked to note the contents of this report.

### **EXECUTIVE SUMMARY OF REPORT**

3. Several SPDs are currently proposed to provide further guidance on Core Strategy and Local Plan policies. This report explains the purposes and objectives of the SPDs and the broad timetable for their production.

### **REASONS FOR RECOMMENDATION(S)**

**(If the recommendations are accepted)**

4. To ensure that further guidance is produced to supplement and provide advice on how particular Core Strategy and Local Plan policies are to be implemented.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5. None.

### **BACKGROUND**

6. Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance in specific policy areas. They are prepared in consultation with interested parties and subject to a screening process to discover whether a Sustainability Appraisal would be required. Unlike Development Plan Documents SPDs do not require independent examination before they are adopted.
7. The following six Central Lancashire SPDs were adopted in October 2012:

- Affordable Housing
  - Design Guide
  - The Re-use of Employment Premises
  - Rural Development
  - Access to Healthy Food
  - Open Space and Playing Pitch (Chorley and South Ribble, to be adopted in Preston, January 2014)
8. The Access to Healthy Food SPD was adopted, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zone was not considered robust and the SPD has been suspended pending a review which will inform whether it is revised or withdrawn. The SPD has not currently been suspended in Preston and officers are exploring options for overcoming the Inspectors' objections prior to taking the Site Allocations part of the Local Plan to examination, which is expected to be in May 2014.
9. A joint Ecology SPD is currently being progressed and each authority is progressing individual SPDs. Further details on each are provided below.

## **OVERVIEW OF THE SPDs**

### **Central Lancashire SPDs**

#### Ecology SPD

10. This SPD will supplement Core Strategy Policies 18: Green Infrastructure and 21: Landscape Character Areas and each authority's relevant Local Plan Policy.
11. It will be produced jointly in consultation with Lancashire County Council (LCC) and the Lancashire Wildlife Trust (LWT). Its purpose is to explain the Councils approach as local planning authorities towards encouraging Biodiversity and build on the work done by LCC and LWT in relation to identifying ecological networks.
12. It is proposed that a draft SPD will be published in January 2014 with consultation in March/April 2014 and adoption in July/August 2014.

### **Chorley SPDs**

#### Renewable and Low Carbon Energy SPD

13. This SPD will supplement Core Strategy Policies 27: Sustainable Resources and New Development and 28: Renewable and Low Carbon Energy Schemes.
14. It will provide an overview of the various renewable and low carbon energy technologies available such as wind turbines and solar power, and identify the planning issues associated with each technology. The SPD will provide further advice and guidance for applicants on the requirements of the relevant Core Strategy policies. It will draw together guidance from a range of documents that will need to be addressed in planning applications for renewable/low carbon energy schemes.
15. It is proposed that a draft SPD will be published in January 2014 with consultation in March/April 2014 and adoption in July/August 2014.

Householder Design Guidance SPD

16. This SPD will supplement Core Strategy Policy 17: Design of New Buildings and Local Plan Policy BNE1: Design Criteria for New Development. It is intended that this SPD will replace the existing Householder Design Guidance SPD adopted in 2008.
17. A Central Lancashire Design Guide SPD has been adopted. The Householder Design Guidance SPD will be used in addition to the Central Lancashire SPD and will provide further guidance and information on local design issues as well as issues relating to householder applications such as extensions and separation distances. Its aim is to encourage high quality design in the Borough.
18. It is proposed that a draft SPD will be published in September 2014 with consultation in November/December 2014 and adoption in March/April 2015.

**South Ribble SPDs**Renewable and Low Carbon Energy SPD

19. This SPD seeks to provide additional guidance on Core Strategy Policies 27: Sustainable Resources and New Development and 28: Renewable and Low Carbon Energy Schemes.
20. The document aims to provide advice, guidance and clarity for all parties on how to balance the needs of protecting the qualities of the borough with the increase in uptake of renewable energy and low carbon technologies. The SPD sets out guidance for applicants on the suitability and location of different technologies and how to minimise potential harmful effects.
21. The SPD was the subject of consultation in February 2013. The preparation of the document has been delayed awaiting a number of appeal decisions relating to wind turbine proposals in the Borough. These decisions have now been received and it is hoped to publish a Responses report in Jan /Feb 14 with adoption in April/ May 2014.

**Preston SPDs**Residential Extensions and Alterations SPD

22. This was adopted in April 2013 and sets out guidelines for determining planning applications for extensions and alterations to residential properties. It contains general advice, advice on development of sensitive buildings and buildings in sensitive areas including conservation areas, flood risk areas and development in the countryside, and design guidance.

North West Preston Master Plan

23. Consultants are preparing a Master Plan for the North West Preston Strategic Location and have consulted on issues and options and a preferred option. They are currently concluding their recommendations on the Master Plan. The Council has signalled its intention to adopt the Master Plan as a Supplementary Planning Document once it has been through the relevant consultation.

**NEXT STEPS**

24. Each of the SPDs will be reported to each authority's Executive Cabinet for public consultation after which they will be reviewed and reported back to Council in order to be approved and adopted for use.

There are no background papers to this report.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Katherine Howarth	01257 515295	27/11/13	***