

# Central Lancashire Strategic Planning Joint Advisory Committee

**Monday, 15 December 2014**

**Present:**

Councillor J C Hughes, MBE  
(Chair)

Cabinet Member for Regeneration and  
Planning, South Ribble Borough Council

Councillor P Walmsley  
Councillor A Bradley  
Councillor Potter  
Councillor Rollo

Chorley Borough Council  
Chorley Borough Council  
Deputy Group Leader, PCC  
Preston City Council

**Also in attendance:**

Mr G Hall

Chief Executive (Chorley Borough  
Council)

Mr P McAnespie

Policy and Design Manager (Chorley  
Borough Council)

Ms J Moore

Head of Planning (Chorley Borough  
Council)

Councillor Muncaster

Chorley Borough Council

Mrs D Johnson

Director of Regeneration and Healthy  
Communities (South Ribble Council)

Mr J Wallwork

Democratic Services Officer (South  
Ribble Borough Council)

Ms H Hockenhill

Planning Manager (South Ribble  
Borough Council)

Mr M Hudson

Head of Planning (Lancashire County  
Council)

Mr C Dyson

Project Leader – Strategic Development,  
LCC

County Councillor Borrow

Lancashire County Council

Mr R Green

AECOM

**Officers:**

Mr C Hayward

Assistant Director (City Planning Officer)

Mr M Molyneux

Planning Policy Manager

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## **APPOINTMENT OF CHAIR FOR THE MEETING**

**Resolved: That Councillor Hughes be appointed Chairman for the meeting.**

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## **APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Iddon (Chorley Borough Council), Swindells (Preston City Council), and County Councillor Johnstone (Lancashire County Council).

24 **MINUTES OF THE LAST MEETING**

**Resolved: That the minutes of the Central Lancashire Strategic Planning Joint Advisory Committee meeting held on 7 October 2014 be approved as a correct record and signed by the Chairman.**

25 **GYPSIES AND TRAVELLERS**

Peter McAnespie referred to the study of Gypsy and Traveller Accommodation and that it was hoped that the study would be published in January.

26 **CENTRAL LANCASHIRE BIODIVERSITY AND NATURE CONSERVATION SPD**

The committee was informed that the Central Lancashire Biodiversity and Nature Conservation SPD was currently out for public consultation and that once the deadline had passed each authority would consider any representations made.

27 **LOCAL PLANS**

Helen Hockenhull, Mike Molyneux and Peter McAnespie provided updates on the Local Plans for each authority.

Helen Hockenhull informed the meeting that South Ribble had received 19 representations in response to their modifications. These had been provided to the Inspector and were currently awaiting further advice.

Mike Molyneux stated that Preston City Council had completed the hearings and the key issue was whether there was a five year supply of housing. It was Preston's view that there was but if the Inspector wasn't satisfied it could mean a delay of up to six months.

Peter McAnespie indicated that Chorley had consulted on their proposed modifications and the consultation period was due to finish in December.

However, the Inspector requested that they re-consult and therefore had just started a further eight weeks consultation.

**Unanimously Resolved: That the updates be noted.**

28 **CORE STRATEGY MONITORING**

The committee received a report on the Central Lancashire Core Strategy Monitoring Report 2013/14 which every local planning authority is required to produce annually. The Monitoring Report shows how planning policies are being implemented across the area. Each of the Central Lancashire Authorities produces its own monitoring report, showing progress on its own local policies. A joint report is produced to monitor the Core Strategy.

**Unanimously Resolved: That the committee notes the Core Strategy Monitoring Report.**

29

#### **COMMUNITY INFRASTRUCTURE LEVY (CIL) - REVIEW**

Jenni Moore presented a report concerning the process of reviewing the Community Infrastructure Levy (CIL) Charging Schedule. She stated that Policy 27 of the Core Strategy required all new dwellings to meet Level 4 of the Code for Sustainable Homes from January 2013 and Level 6 from January 2016 and this is a material consideration in the determination of a planning application for residential development. The Government had chosen to deregulate Level 6 of the Code for Sustainable Homes, requiring one set of standards which should be assessed by Building Regulations. The change meant that Core Strategy Policy 27 would become obsolete and the CIL charging schedule may not reflect up to date viability information. A review starting in 2015 should review the viability information and evidence base, and provide the opportunity to reflect changes in recent legislation and guidance, as well as reflect on the impact of CIL on development since operating within the Central Lancashire area. Consultants would need to be appointed to update the CIL viability study and the viability infrastructure funding evidence.

**Unanimously Resolved: That the committee do a joint review of the CIL Charging Schedule and budgetary provision.**

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#### **CUERDEN STRATEGIC SITE - DRAFT MASTERPLAN**

Cuerden Strategic Site. The presentation included the following items:

- Cuerden Strategic Site
- The masterplan process
- Spatial context
- Statutory context
- Key drivers
- Strategic highway improvements
- Scenario testing
- Developing a spatial framework
- Job creation and new opportunities
- The preferred masterplan
- Viability and phasing
- Next steps
- Questions

Following a concern from Councillor Rollo that he expected retail and commercial development such as this to be located in town centres, Richard Green explained that this site had been identified for employment for many years. County Councillor David Borrow remembered being involved in discussion regarding this site in the late 90s. Councillor Potter expressed concern that businesses may move out of town and city centres to this site. Councillor Hughes explained that sequential testing would have to take place. He hoped that this proposal would benefit Leyland and other

nearby town centres as this had always been a regional site rather than a South Ribble site.

**Unanimously Resolved: That the update be noted.**

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## CITY DEAL

Marcus Hudson provided an update on the Preston, South Ribble and Lancashire City Deal. Updates were provided on the following schemes:

- Broughton By-pass – Public inquiry would be held on Tuesday 14 April 2015 at Preston Grasshoppers RFC. Hoping to be on site by the end of 2015.
- Preston Western Distributor – Lancashire County Council now approved the route. It was hoped that the Planning Application would be submitted late 2015/early 2016 with the road hopefully in place for 2019.
- Penwortham By-pass – 1400 representations received during consultation. Hoped to adopt the route in March 2015 and a planning application should be submitted in spring 2016.
- A582 South Ribble – Works were nearing completion at the Chain House Lane junction. Duelling work was currently taking place on Golden Way and work would commence on the Stanifield Lane Roundabout in January 2015. Work would commence on the southern section of Golden Way in spring 2015. Consultation on the
- Penwortham Way/Flensburgh Way Roundabout – It was hoped that work would commence in August 2015.
- Public Transport Priority Corridors.

Helen Hockenhull referred to the works to the A582 and in particular the Penwortham Way/Flensburgh Way Roundabout. She stated that the spine road was critical to the developments off Croston Road

In response to a question from Councillor Rollo, Marcus Hudson confirmed that he had a dedicated team which was committed to ensuring that all the schemes over the next five years were delivered.

Chris Hayward referred to the improvements to New Hall Lane which were going well. He also referred to the Preston Western Distributor and that the key challenge was to provide the road network before the houses.

**Unanimously Resolved: That the update be noted. duelling of the remainder of the A582 would take place early 2015.**

**32 RIBBLE BRIDGE CROSSING**

Councillor Hughes referred to the Ribble Bridge and the importance of linking the Penwortham By-pass with the Fylde coast. He raised the question of a toll bridge and whether this could be an option. County Councillor Borrow suggested lobbying the new MP Following the election to support the scheme and perhaps help bring it forward.

**Unanimously Resolved: That the update be noted.**

**33 LCC ONSHORE OIL AND GAS SPD**

The committee was informed that consultation on the Onshore Oil and Gas SPD would begin in 2015 and it was suggested that a presentation should be undertaken on this at the next meeting.

**Unanimously Resolved: That a presentation on the Onshore Oil and Gas SPD be undertaken at the next meeting.**

**34 ANY OTHER BUSINESS**

It was suggested that the name for this committee should now include Strategic Planning and therefore the name of the committee should be amended to Central Lancashire Strategic Planning Joint Advisory Committee.

**Unanimously Resolved: That the committee be renamed to Central Lancashire Strategic Planning Joint Advisory Committee.**

**35 DATES OF NEXT MEETING 17 MARCH 2015 - CHORLEY COUNCIL**

The next meeting would be held on Wednesday 17 March 2015 at 5.30pm at Chorley Borough Council.

Chair