



**MINUTES OF** **CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE**

**MEETING DATE** **Monday, 27 June 2016**

**MEMBERS PRESENT:** Councillor Paul Walmsley (Chair) – Chorley Council  
Councillor Martin Boardman – Chorley Council  
Councillor Roy Lees – Chorley Council  
Councillor John Potter – Preston City Council  
Councillor Brian Rollo – Preston City Council  
County Councillor Marcus Johnstone – Lancashire County Council

**OFFICERS:** Gary Hall – Chief Executive (Chorley Council)  
Zoe Whiteside - Development and Regeneration Manager (Chorley Council)  
Chris Hayward - Assistant Director (Chief Planning Office) (Preston City Council)  
Mike Molyneaux – Planning Policy Manager (Preston City Council)  
Jonathan Noad – Planning Manager (South Ribble Borough Council)  
Marcus Hudson – Head of Planning (Lancashire County Council)  
Cathryn Filbin – Democratic and Members Services Officer (Chorley Council)

**1 Appointment of Chair for the Meeting**

RESOLVED – That Councillor Paul Walmsley be appointed Chairman for the meeting.

**2 Welcome by Chair and Introductions**

The Chairman, Councillor Walmsley, welcomed those present to the meeting.

**3 Apologies for absence**

Apologies for absence were submitted on behalf of Councillor Alistair Bradley (Chorley Council), Councillor Neil Cartwright (Preston City Council), Councillor Joseph Hughes MBE (South Ribble Borough Council) and Councillor John Hesketh (South Ribble Borough Council).

#### **4 Notification of Substitute Members (if any)**

Councillor Roy Lees (substitute for Councillor Alistair Bradley) and Councillor Brian Rollo (substitute for Councillor Neil Cartwright).

#### **5 Minutes of the last meeting**

RESOLVED (Unanimously) – That the minutes of the Central Lancashire Strategic Planning Joint Advisory Committee meeting held on 26 November 2016 be confirmed as a correct record and signed by the Chair.

#### **6 Housing and Planning Act 2016**

The Joint Advisory Committee received a report of the Director of Development (Preston City Council) which advised members on the content of the Housing and Planning Act.

The Housing and Planning Bill received Royal Assent on 13 May 2016. The provisions of the Act, were wide ranging and high level. Some elements of the Act and other changes were more relevant to local authority planning and housing functions than other parts. Particular issues were:

- The extent to which the requirements for starter homes would affect the ability of the local authorities to deliver affordable housing was currently defined in the National Planning Policy Framework.
- Changes to the planning regime which included changes to the neighbourhood and local planning regimes and the introduction of the concept of permission in principle. It had been argued that this represented a major shift in town planning philosophy towards a zonal model.

During debate, members of the Joint Advisory Committee discussed the Brownfield Register Pilot Project, of which both Preston City Council and South Ribble Borough Council had been participating. Both authorities were due to publish their register by the end of June 2016.

RESOLVED – That the report be noted.

#### **7 Gypsy and traveller SPD**

The consultation on the Issues and Options version of the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan was due to close on 1 July 2016.

During debate, members of the Joint Advisory Committee discussed

- There was need to identify a transit traveller site across Central Lancashire
- Travelling Show People site; a need for site had to be demonstrated
- Preston had 22 pitches
- Authorities calling for sites to come forward

RESOLVED – That the update was noted.

## **8 Full Objectively Assessed Housing Needs and Strategic Housing Market Assessment**

The Director of Development (Preston City Council) submitted a report which informed members of the Joint Advisory Committee of the appointment of consultants GL Hearn, to carry out a Full Objectively Assessed Housing Need and Strategic Housing Market Assessment of Central Lancashire.

The report detailed the reasons as to the importance of the review, which included the fifth anniversary of the adoption of the Central Lancashire Core Strategy in 2017, the revocation of Regional Spatial Strategy on which the Core Strategy figures were based and the latest population and household projection figures.

Since the adoption of the Site Allocations Plan there had been two planning inquiries which involved housing land issues held in Preston. The City Council had faced arguments that the Core Strategy housing requirement figure was out of date and did not represent the full objectively assessed need. The City Council had argued that both parts of the development plan (the Core Strategy and Site Allocations Plan) were compliant with the National Planning Policy Framework. However, it would become increasingly difficult to sustain that argument over the passage of time, particularly as the fifth anniversary of the adoption of the Core Strategy approached in 2017, which was a critical date in government guidance.

The review was expected to be completed by the end of September 2016.

Members of the Joint Advisory Committee discussed various aspects of the report, which included -

- the rate of house building in central Lancashire
- recent planning appeals
- CIL funding infrastructure

RESOLVED – That the report be noted.

## **9 Affordable Housing Supplementary Planning Document**

The Director of Development, Preston City Council, submitted a report which informed members of the Joint Advisory Committee of the need to replace the currently adopted Affordable Housing Supplementary Planning Document (SPD) as a result of changes in legislation and other requirements in relation to the provision of affordable housing.

A redraft of wording of the SPD was to be considered by officers, taking into account the matters identified in the report. It was expected that the draft would be available for consultation by September, subject to government regulations to Starter Homes and definitions of affordable housing being in place.

Preston City Council was leading the review of the Affordable Housing SPD in partnership with officers from Chorley and Preston Councils and the report provided an update on that work. As a result of the Housing and Planning Act; and in particular

the forthcoming regulations on Starter Homes, the work had slowed pending the introduction of these regulations which would heavily influence the document.

The Starter Homes regulations would determine what percentage of starter homes must be provided on future sites, and so would influence policy and the contents of the Affordable Housing SPD. Enquiries from developers offering starter homes in lieu of other types of affordable housing, and sites had begun to stall ahead of the national policy being confirmed. A draft document would be prepared following the government regulations which would be released autumn 2016.

RESOLVED – That the report be noted.

## **10 City Deal Update**

The Head of Planning (Lancashire County Council) provided an update on City Deal and the current position in respect of a number of schemes which included –

- Golden Way, Penwortham had been completed
- Broughton Bypass – work was underway; a planning application had been submitted for the Western Distributer, the decision for which was expected in September
- Preston Bus Station and Car Park – it was expected work would commence in autumn 2016 (subject to planning permission approval) for the first stage of improvement works which included repairs to the concrete.
- Centre improvements works
  - Bamber Bridge – work to commence shortly
  - New Hall Lane – officers had been working closely with the community

Further updates were also given in respect of –

- Commercial floor space
- Job creation
- Housing completions

City Deal was at the end of its second year. A review of progress made over the second year had been conducted, the results of which had been compiled in to a report which would be circulated to members of the Joint Advisory Committee following its presentation at the next meeting of City Deal.

During debate, members of the Joint Advisory Committee discussed various works that had been completed, and the positive impact City Deal already had on areas of Preston and South Ribble. It was also suggested that the Joint Advisory Committee could take a proactive role in prioritising the programme of schemes to be completed over the term of City Deal.

RESOLVED – That the update be noted.

## **11 Dates of Future Meetings**

The next meeting had been scheduled to take place on Thursday, 29 September at 5.30pm at South Ribble Borough Council.

Chair

Date