

**CENTRAL LANCASHIRE LOCAL DEVELOPMENT FRAMEWORK
JOINT ADVISORY COMMITTEE**

Meeting held at 5.30pm on Thursday 18 March 2009 at the Civic Centre, South Ribble Borough Council, Leyland

Present: Chorley Borough Council

Councillors Heaton, Lees and Malpas

Preston City Council

Councillors Cartwright and Gallagher

South Ribble Borough Council

Councillors Clark, Hesketh (chairman) and Hughes

Lancashire County Council

County Councillor Young

In attendance: Central Lancashire LDF Team

Mr J Jackson - Central Lancashire LDF Team Coordinator

Mr D Porter – Principal Planning Officer

Ms K Henderson – Planning Officer

Chorley Borough Council

Mrs L Fenton – Director of Partnerships, Planning and Policy

Mrs J Moore – Head of Planning

Mr P McAnespie – Planning Policy and Design Team Leader

Preston City Council

Mr M Molyneux - Planning Policy Manager

Mr C Hayward - Assistant Director - City Planning Officer

Mr M Putsey - Principal Planning Officer

South Ribble Borough Council

Mr J Dalton - Head of Planning and Housing

Mrs D Johnson – Head of Regeneration and Healthy Communities

Mrs H Hockenhull - Planning Manager

Mr M Eastham – Team Leader, Forward Planning

Ms J Clough – Principal Economic Development Officer

Mr J Wallwork - Democratic Services Officer

Lancashire County Council

Mr P Megson – Strategic Planning Manager

1. Appointment of a Chairman for the Meeting

RESOLVED: That Councillor Hesketh be appointed Chairman for the meeting.

2. **Welcome by the Chairman and Introductions**

The Chairman welcomed everyone to the meeting.

3. **Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Crompton and Swindells (Preston City Council) and Councillor Ogilvie (South Ribble Borough Council). Councillor Clark attended as Councillor Ogilvie's substitute.

4. **Confirmation of Minutes – 28 January 2010**

County Councillor Young indicated that his presence at the meeting on 28 January 2010 had been omitted from the list of those attending.

RESOLVED: That, subject to the above amendment, the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 28 January 2010 be approved as a correct record and signed by the chairman.

5. **Central Lancashire Economic Strategy 2026 – Executive Summary**

Jennifer Clough, Principal Economic Development Officer at South Ribble Borough Council attended the meeting and presented a report on the Central Lancashire Economic Strategy 2026.

She indicated that the Strategy was prepared to draw together the economic development strategies for the three authorities of South Ribble, Preston and Chorley which would inform and provide evidence for the preparation of the Local Development Framework.

RESOLVED: (i) That the report be noted.
 (ii) That the Strategy informs the development of the LDF.
 (iii) That the Strategy strengthens partnership working across Preston, South Ribble and Chorley.

6. **Publication Version of Central Lancashire LDF Core Strategy**

Julian Jackson, Central Lancashire LDF Team Coordinator, introduced the report which set out the significance of the publication version of the Core Strategy and provided an overview of its content. He circulated an addendum sheet which contained revised policy wording and omissions.

Councillor Hughes indicated that South Ribble wished to make an alteration to the Strategic Sites and Locations as further information was required, particularly relating to infrastructure requirements.

County Councillor Young expressed concern regarding the various schemes and enquired who would fund the capital investment for them. Councillor Hughes responded by indicating that if it related to the infrastructure it would probably come from developers through the Community Infrastructure Levy or whatever system is introduced or possibly through Growth Point monies.

Concern was expressed by Councillor Cartwright that amendments were being made at this stage. John Dalton, Head of Planning and Housing, indicated that there were differences between both South Ribble and Preston as South Ribble had a choice of sites to be included and already had a five year supply and therefore Preston were under greater pressure to identify sites.

In response to a question from Councillor Heaton, Julian Jackson agreed that there was a demand for a new motorway junction on the M6 in the vicinity of Charnock Richard Services but that it was unlikely that funding would be available.

A discussion took place on how robust the infrastructure policy was and whether Councils would be in a strong position to defend appeals.

Helen Hockenhull referred to the Housing Density policy and that South Ribble did not think the current paragraph met its requirements. She suggested a slight amendment which would address the concerns. Councillor Hughes supported the concerns raised by Helen Hockenhull and thought that it was up to each individual authority to choose its own level of affordable housing and that South Ribble wanted to state 20%. Councillor Cartwright indicated that Preston CC wanted to include 30% as the figure. He expressed the view that the Development Plan Document would cover this and therefore there should be one figure across the board. Councillor Malpas indicated that Chorley BC preferred 30%, but that they did not have a problem if other authorities wanted to set a different level. Lesley-Ann Fenton suggested that 30% should be identified as the base level and then if councils wanted to negotiate down from this they could do.

A discussion was held regarding the policy on gypsies and travellers and Jenni Moore expressed caution as she did not wish anything to be included which could be discriminatory against them. Chris Haywood stated that Preston CC had a robust policy within its Local Plan and the wording could be replicated within this document.

Councillor Cartwright suggested that there should be reference to the saved policies within the document. He was informed that the document would include this.

A discussion took place on carbon savings. Peter McAnespie stated that Chorley BC had undertaken a large amount of work on this regarding providing evidence and that this would put the authorities in a strong position if they were challenged. Chris Hayward commented that forthcoming changes to Building Regulations would increase requirements in all new developments.

RESOLVED:

That the Joint Advisory Committee endorses the Publication Core Strategy for approval by the District Councils and that minor textual and graphic details be delegated to the Heads of Planning Services in consultation with the relevant Executive Members.

7. Mid Lancashire Housing and Sustainable Communities Strategy and Investment Plan

John Dalton introduced a report on the Mid Lancashire Housing and Sustainable Communities Strategy and Investment Plan. The study was being undertaken to recognise the relationship of planned economic development and the need for the right quantity and quality of housing. The strategy provides the basis for delivering on the full range of priorities aimed at resolving the key housing related challenges facing the five mid Lancashire authorities

RESOLVED: That the report be noted.

8. Date, Time and Venue of Future Meetings

The following dates, times and venues of future meetings were reported.

Wednesday 23 June 2010 at 5.30pm at Chorley Borough Council
 Tuesday 21 September 2010 at 5.30pm at Preston City Council
 Tuesday 30 November 2010 at 5.30pm at South Ribble Borough Council
 Tuesday 18 January 2011 at 5.30pm at Chorley Borough Council
 Tuesday 15 March 2011 at 5.30pm at Preston City Council

..... (Chairman)

(The meeting finished at 7.24pm)