

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

Meeting held at 5.30pm on Monday 30 January 2012 at the Civic Centre, South Ribble Borough Council, Leyland

Present: Chorley Borough Council

Councillors Cullens, Heaton and Lees

Preston City Council

Councillors Cartwright, Crompton (substitute), Shannon and Swindells

South Ribble Borough Council

Councillor Hughes (Chairman)

Lancashire County Council

County Councillor Green

In attendance: Central Lancashire LDF Team

Mr J Jackson - Central Lancashire LDF Team Coordinator
Mr D Porter – Principal Planning Officer

Chorley Borough Council

Mrs L Fenton – Director of Partnerships, Planning and Policy

Preston City Council

Mr C Hayward – Assistant Director - City Planning Officer
Mr M Molyneux – Divisional Manager (Planning Policy)

South Ribble Borough Council

Mr J Dalton - Director of Planning and Housing
Mrs H Hockenhull - Planning Manager
Miss D Holroyd - Principal Planning Officer
Mr J Wallwork - Democratic Services Officer

Lancashire County Council

Mr M Hudson – Head of Planning

30. Appointment of a Chairman for the Meeting

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

31. Welcome by the Chairman and Introductions

The Chairman welcomed everyone to the meeting.

32. Apologies for Absence

An apology for absence was submitted on behalf of Councillor Yates (South Ribble Borough Council).

33. Confirmation of Minutes – 8 November 2011

Julian Jackson, Central Lancashire LDF Team Coordinator, referred to minute no. 22 and that he had now received the Royal Town Planning Institute's regional commendation award for the authorities' Habitats Regulations Screening Report approach. He stated that the award would be rotated between each council. The chairman thanked all officers involved for their hard work.

RESOLVED: That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 8 November 2011 be approved as a correct record and signed by the chairman.

34. Core Strategy Housing Related Changes – Representations Received and Main Issues for Examination

David Porter, Principal Planning Officer, introduced a report which detailed the number and scope of the representations made on the Core Strategy Housing Related Changes and the main issues raised.

He indicated that a total of 42 parties had made representations on the Housing Related Changes and that the housing developers were generally in support of the proposals to increase the supply of land, although they still sought fewer restrictions on how it would be delivered. Several respondents were concerned about what they thought were adverse impacts of the additional Strategic Locations and queried the infrastructure capacity. Other parties suggested that more scope should be given for development in smaller settlements.

UNANIMOUSLY RESOLVED:
That the report be noted.

35. Community Infrastructure Levy - Update

The Central Lancashire LDF Team Coordinator introduced a report which updated members on the progress in introducing the Community Infrastructure Levy (CIL) across Central Lancashire.

He indicated that the charge rates as recommended by the consultants had been approved by each District Council for consultation. The first consultation stage was an opportunity to engage with the relevant sectors likely to be most affected by CIL. He added that there would be a particular spending role that would come to parish and town councils. The consultation started at the end of January and would finish at the end of March. However, the whole process for completing the preparation of CIL for implementation was envisaged to take the remainder of 2012.

Following a question from Councillor Heaton, Julian Jackson indicated that the levy was due from the developers once they had started development.

Councillor Swindells enquired why the option for 'one size fits all' had been chosen. He referred to the difference between development in rural and urban areas and whether there should be different rates. He also referred to various sizes of convenience retail stores and questioned whether there should be a variable rate. He was informed that CIL was meant to be simple and straightforward and that advice on the viability received indicated that it doesn't vary that much by the floorspace of convenience stores. The consultation to be undertaken will however enable the authorities to review the rates and change them if need be.

Councillor Cartwright enquired how many councils had not opted for CIL and how did our figures compares to other authorities. He was informed that only Pendle and Burnley had agreed not to proceed with CIL in Lancashire and that the charge rates proposed in

Central Lancashire was generally in line with other authorities nationally. Councillor Cartwright responded by asking how the figures were calculated. Julian Jackson indicated that there was a document for each District on the website explaining this.

Councillor Cartwright continued to say that to achieve the housing targets a lot of money would be required to carry out the improvements to the highway infrastructure. He questioned whether there could possibly still be a funding gap as CIL would probably not cover all the required infrastructure costs. The Central Lancashire LDF Team Coordinator stated that CIL was only part of the solution to funding infrastructure requirements. The draft CIL schedule had taken account of current viability and expected the North West Preston Area to bring in money into that area to help deliver the infrastructure requirements but other sources of funding would also need to be secured.

Following a question from Councillor Shannon, the committee was informed that it was possible to have a different rate in each authority. However, this would need to be looked at in more detail if it was to be pursued. The Chairman added that the charge rates were only draft ones at this stage and could be modified before being finalised and thereafter reviewed at any time.

Councillor Lees enquired if neighbouring authorities chose a lower rate, would this have an impact on the economic growth within our areas. Julian Jackson confirmed that it could possibly have an impact and therefore it was important to discuss the proposed rates with neighbouring authorities.

UNANIMOUSLY RESOLVED:

That the report be noted;

36. Supplementary Planning Documents

David Porter, Principal Planning Officer, presented a report which informed of the progress in preparing the five draft supplementary planning documents (SPDs). The five areas were affordable housing, design, the re-use of employment premises, rural development and access to healthy food. The documents were intended to guide the interpretation and implementation of specific Core Strategy policies.

Councillor Swindells referred to proposals to extend the Right to Buy Scheme which could include tied cottages that are linked into employment and the implications of the requirement to provide a replacement property on a like-for-like basis.

Councillor Shannon referred to the proposed open space and recreation SPD and asked if Core Strategy Policy 19 would be embedded within it. David Porter replied that officers were currently waiting the final reports from the consultants carrying out the open space study. Further to that, consultation would be carried out on this SPD which would cover Policy 19 along with other relevant Core Strategy policies.

Following a question from County Councillor Green, Julian Jackson confirmed that technically there could be a conflict between protecting employment sites and redeveloping brownfield sites for housing purposes.

RESOLVED: That members note the progress made on the production of the draft Supplementary Planning Documents, in advance of them being presented to each Council for formal approval, and then published for consultation.

37. Progress with Site Allocations and Development Management Plans

Debra Holroyd provided an update on behalf of South Ribble Borough Council. She stated that the Site Allocations Preferred Options consultation period had finished on 22 December 2011. There was also a separate consultation on the Samlesbury Enterprise Zone which finished on 13 January 2012. The council had held ten events throughout the

borough during the consultation and had received 227 separate responses. The team was currently working through all the responses to determine if they were in support or objecting to the proposals. It was hoped that the publication stage would be around June/July and then submitted for examination in Oct/Nov 2012. It was anticipated that the Examination in Public would take place in January 2013, the Inspector's report be received in March 2013 and hopefully the document adopted in May 2013.

Mike Molyneux also provided an update in respect of Preston City Council and that they had recently consulted their councillors on preferred sites and will be consulting the public on the Preferred Options Site Allocations Document in May 2012.

Finally, Councillor Cullens informed those present of the position for Chorley Borough Council. He stated that Chorley had also completed the consultation for the Site Allocations Preferred Options and that the deadline had been extended because of the number of responses they were receiving. The process for dealing with the 2500 separate points raised could delay the process by up to three months but it was anticipated that this would then be in line with South Ribble's timescales. He continued to say that they had received major applications which would create 1700 new residential properties, and that this was equivalent to approximately ten years housing supply. He added that Chorley representatives had been to visit the Department for Communities and Local Government to discuss transitional arrangements regarding the National Planning Policy Framework and the new local plans which will replace the Local Development Framework. They were also informed that there may be a possibility of fast tracking an individual policy to adoption in 6-9 months.

RESOLVED: That the updates be noted.

8. Date, Time and Venue of Next Meeting

The next meeting would be held on Thursday 15 March 2012 at 5.30pm at Chorley Borough Council.

..... (Chairman)

(The meeting finished at 6.24pm)