

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

Meeting held at 6.30pm on Tuesday 9 September 2008 at Worden Arts and Craft Centre, Leyland

Present: Chorley Borough Council

Councillors Brown and Malpas

Preston City Council

Councillors Cartwright, Crompton and Gallagher

South Ribble Borough Council

Councillors Hughes (Chairman) and Stettner

Lancashire County Council

County Councillor Tomlinson

In attendance: Mr J Jackson - Central Lancashire LDF Team Coordinator

Chorley Borough Council

Mrs A Marland - Acting Planning Policy Manager

Preston City Council

Mr P Kuit - Director of Development

Mr M Molyneux - Planning Policy Manager

Mr C Hayward Assistant Director - City Planning Officer

Mr A Cockerall - Principal Planning Officer

South Ribble Borough Council

Mr J Dalton - Head of Planning and Housing

Mrs H Hockenhull - Planning Manager

Mr J Wallwork - Democratic Services Officer

Lancashire County Council

Mr D Cahill - Planning Officer

Mr M Kirby – Acting Director of Strategic Planning and Transport

22. Appointment of a Chairman for the Meeting

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

23. Welcome by the Chairman and Introductions

The Chairman welcomed everyone to the meeting.

24. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Collins (Preston CC), Hesketh (South Ribble BC) and Ogilvie (South Ribble BC). Councillors Crompton and

Stettner attended the meeting as substitutes for Councillors Collins and Ogilvie respectively.

25. Confirmation of Minutes – 21 July 2008

Mr Jackson informed the group that the Preferred Core Strategy had now been approved by the Cabinets of all three councils for public consultation.

Mr Jackson referred to minute no 08.JEC.19 and in particular the Central Lancashire, Blackpool Growth Point. Mr Kuit referred to a briefing note which had been circulated at the meeting. He stated that the next steps with the Growth Point would involve making further submissions to the government. The main submission to be prepared would be a Programme of Development (POD) by 27 October 2008. This involves identifying sites which were envisaged for accelerated housing development. In addition, a bid would be submitted to the second round of the Community Infrastructure Fund (CIF 2). It was explained that the criteria for the bid was restrictive, but a number of transport schemes would be put forward by the county council on behalf of Central Lancashire and Blackpool. The bid had to be submitted by 15 September 2008.

Councillor Hughes reminded the committee that the POD would need political endorsement and this would provide a further opportunity for councils to consider their respective commitment in pursuing the Growth Point.

Mr Jackson provided an update in respect of minute no 08.JEC.21, and that two letters had now been sent to the government concerning the Housing and Planning Delivery Grant and the lack of funding recognition for joint working. To date, no response had been received.

RESOLVED: That the minutes of the Central Lancashire Local Development Framework Joint Advisory Committee meeting held on 21 July 2008, be approved as a correct record and signed by the chairman.

26. Central Lancashire Community Profile Study

The committee received a report on the Central Lancashire Community Profile Study. Mr Dalton suggested that the document should be made available to all councillors by placing copies in the respective members' rooms/libraries. Mr Jackson also suggested that the Community Profile Study should be referred to in any council newspapers or publications to raise public awareness.

RESOLVED: That the Central Lancashire Community Profile Study be noted.

27. Preferred Core Strategy – Community Engagement

Mr Jackson presented a report on the community engagement process for the Preferred Core Strategy. He stated that this was a key stage and stressed the importance of articulating the key messages. Also, he stated that it was important to make the strategy easy to read and that the importance of the process to the public needed to be emphasised. Mr Jackson also referred to the various methods in making the strategy accessible to all.

Councillor Gallagher referred to Preston City Council's 'Citizenzone' consultation vehicle and suggested extending this service into South Ribble. Mr Jackson informed the committee that this possibility was being explored. Mr Dalton stated that a South Ribble Partnership Meeting was being held the following day and he would feed back to them on the outcomes. He added that partners would be required to adopt a longer term view. Councillor Hughes suggested that to engage with the public, the consultation should adopt a provocative style. This was supported by Councillor Brown.

RESOLVED: (a) That the report be noted and the arrangements be endorsed;
(b) That the consultation period be extended until mid December.

28. Preferred Core Strategy – Performance Monitoring and Implementation Framework

Mr Jackson presented a report on the Performance Monitoring and Implementation Framework for the Preferred Core Strategy.

Mr Kuit pointed out that this document was further evidence of the greater scope of the LDF in that many of the listed measures were outside traditional land use planning.

County Councillor Tomlinson referred to PCS3: Renewable and low carbon energy, and that he supported the proposals to re-wet areas of peat land. He indicated that by blocking off gullies on peat and moss land, this would help the land to retain water and therefore reduce the amount of carbon dioxide being released into the air. However, he was unsure how this would be delivered. Mr Jackson informed County Councillor Tomlinson that this had been suggested by the county council’s ecologist and that there would have to be a joint land management approach with the land owners and the tenants.

RESOLVED: That the comments made at the meeting be noted.

29. Preferred Core Strategy – Sustainability Appraisal Report

A report was considered which provided an update on the sustainability appraisal of the Core Strategy Preferred Options. Mr Molyneux stated that this was required for the Core Strategy and that the preferred options would be assessed against social, environmental and economic criteria.

RESOLVED: That the report be noted.

30. Community Infrastructure Levy

A report was submitted which summarised the Communities and Local Government paper on how the Community Infrastructure Levy would work in practice and detailed the implications for the Central Lancashire Core Strategy.

Mr Jackson indicated that the Community Infrastructure Levy would in part replace Section 106 monies but that the earliest that this could be introduced anywhere in the country would be Spring 2009. The core strategy would also have to be adopted prior to this being introduced which would mean 2010 at the earliest in Central Lancashire.

Councillor Hughes referred to the Levy which would have to be paid by the developers within 28 days of the commencement of the scheme. He stated that there appeared to be nothing in this scheme which would be an added benefit to councils. He expressed the view that the money should be paid prior to development commencing.

Mr Dalton indicated that this levy appeared to be directed at developers to make payments whereas originally, it intended to be the land owner who would, through a form of taxation, make the contribution.

RESOLVED: That the report be noted.

..... (Chairman)

(The meeting finished at 7.14pm)