

EAST DEVON DISTRICT COUNCIL

Minutes of a meeting of the Strategic Planning Committee held at Knowle, Sidmouth on 20 February 2017

Attendance list at end of document

The meeting started at 2.00 pm and ended at 3.35 pm.

***32 Public speaking**

Members of the public who had indicated their wish to speak were invited to address the Committee.

Allister Bibey a resident of West Hill spoke on minute 35 - Publication East Devon Villages Plan. Mr Bibey questioned whether the date that the new Built-up Area Boundaries (BUAB) defined in the Villages Plan become a policy consideration should be from 23 February 2017. He said the recommendation to change the BUAB had not been published in any consultation documents and households in West Hill were unaware of this proposal. Existing building rights should not be removed without notifying property owners who would be affected.

Robert George a resident of West Hill spoke on minute 35 - Publication East Devon Villages Plan. Mr George stated he originally supported the revisions to the BUAB for West Hill so long as he could mitigate any damage to his property value incurred by developers; if the BUAB was removed he cannot. He said the BUAB protects people now and in the future and wished it to remain as it was until the consultation had finished.

***33 Minutes**

The minutes of the Strategic Planning Committee meeting held on 17 January 2017 were confirmed and signed as a true record.

***34 Declarations of interest**

Cllr Philip Skinner; Minute 35

Interest - Personal

Reason: Knows the owner of Greendale Business Park

35 Publication East Devon Villages Plan

The Service Lead – Planning Strategy and Development Management presented the Villages Plan which had reached an advanced stage of preparation and was considered ready for 'Publication'. The report sought recommendation from the Committee to Council for pre-submission consultation on the Plan. The detail of the proposed Publication Plan was set out in the report together with a summary of work carried out to date and consultation undertaken. The proposed Publication Villages Plan was included with the agenda for consideration.

Discussions included the following:

- The Villages Development Plan Document should be the primary policy for BUAB's for Development Management purposes as it is at an advanced stage of preparation and ready for submission for examination.
- Developments on sites affected by the boundary review should be considered on a case by case basis having regard to the emerging DPD with appropriate weight being apportioned depending on the extent of objection to the relevant boundary.
- People maintain the sustainability of villages

- In East Budleigh the BUAB does not show 2 new exception sites
- The Villages Development Plan Document is part of the development plan alongside the policies of the Local Plan. They should be read together and decisions should be taken in accordance with both.
- Members noted the boundaries to Greendale and Hillbarton Business Parks which are for information to show the extent of authorised business uses at the sites but do not form BUAB's. It was proposed that a similar boundary for information be drawn around the business units at Hogsbrook Farm as well.

Members requested that additional text be added for Colyton; (in *italic*)

- 5.1 Colyton has a good range of services and facilities that serve a wide rural area. *It benefits from employment opportunities both in the town centre and the wider town.* It is an historic settlement with a large conservation area and numerous listed buildings (around 60 Listed Buildings in the Conservation Area).
- 5.2 Colyton has a small but diverse town centre which meets many of the day to day needs of local residents and the wider rural population. Such provision within the town is an incentive for local residents to support their local economy, build a thriving community and reduces the need to travel to other shopping centres by car. A healthy and vibrant local shopping centre helps to contribute towards the objectives of sustainable development.
- 5.3 The majority of the business premises are located around the Market Place although there are a small number elsewhere in the town centre. The main risk to the vitality of the area is the loss of business premises to residential uses and any erosion of shops and services would undermine the viability of the town centre and its functional importance as a meeting place and draw for tourism. Policy Colyton 01 – Town Centre Vitality will help to protect the diversity and vitality of the village centre.
- 5.4 *The BUAB encompasses a variety of uses, including valued employment sites such as the former Ceramtec buildings. The Local Plan includes policies that are relevant to the redevelopment of such areas, particularly Strategy 32 – Resisting Loss of Employment, Retail and Community Sites and Buildings (Appendix 3).*

RECOMMENDED

1. that Council approves the East Devon Villages Plan (and documentation that underpins the Plan) being 'published' for a period of six weeks to allow formal comments to be made subject to the above amendments to the Colyton section and the addition of a boundary to show for information the extent of authorised business uses at Hogsbrook Farm,
2. that following the six week period the East Devon Villages Plan be submitted for examination together with any comments received during that period,
3. that the Built-up Area Boundaries defined in the Publication Villages Plan, from 23 February 2017, be used as primary policy for development management purposes instead of the boundaries on the inset plans included in the previously adopted Local Plan.

36 Honiton Sports Pitch Strategy

The Service Lead - Planning Strategy and Development Management presented the report which updated the Committee on responses to the latest consultation on the Honiton Sports Pitch Strategy. Members noted that adoption of the Strategy would identify the Council's preferences for how the pitch issues highlighted by the Playing Pitch Strategy and the new pitches required should be delivered. Adoption would help achieve greater access to funding opportunities and implementation of plans. The Council's role would be as facilitator, working with clubs towards realising their projects.

RESOLVED:

1. that the comments received in response to the latest consultation on the Revised Draft Honiton Sports Pitch Strategy and the officer responses to the comments as detailed in the Consultation Statement be noted;
2. that Members note the resourcing requirements necessary to deliver the strategy.

RECOMMENDED:

that the Honiton Sports Pitch Strategy be adopted for use corporately across the Council to help inform service delivery, investment priorities and as guidance/evidence in determining planning applications.

***37 Neighbourhood Plan update**

The Service Lead - Planning Strategy and Development Management briefed Members on the recent ministerial statement on Neighbourhood Planning and its practical implications relating to Neighbourhood Planning and the five-year housing land supply. The statement was to be taken into account as a material consideration in considering the housing supply position across the district and the weight that can be attributed to housing restraint policies within neighbourhood plans were the Council unable to demonstrate a 5 year housing land supply. It strengthened consideration of adopted Neighbourhood Plans in the decision making process in the event of a housing supply position of less than 5 years but greater than 3 years supply of housing land. Members also noted the on-going hard work of the 40 neighbourhood planning groups currently preparing plans for their communities.

Discussions included the following:

- Villages should be made viable
- LGA regard Neighbourhood Plans as the building blocks of Planning
- Neighbourhood Plan committees where a plan is made or at an advanced stage would not want to start the plan process again if they now decide to include allocation of sites

Councillor Mark Williamson proposed that the Chairman thank Claire Rodway, Senior Planning Policy Officer and Tim Spurway, Neighbourhood Planning Officer for their hard work.

RESOLVED: that the following be noted:

1. the potential implications of the recent ministerial statement on Neighbourhood Planning.
2. the progress of Neighbourhood Plans across the district, and the overall current provision in Neighbourhood Plans for approximately 110 houses on allocated sites beyond Local Plan provision.

38 Pre-application charter and other planning related fees

The report sought agreement of a revised pre-application Charging Schedule and Customer Charter and to the introduction of further planning related fees to cover the costs of the services provided. Details of proposed charges and comparison with neighbouring authorities' fees were included in the report.

RECOMMENDED:

1. that Council be recommended to agree the changes to the Pre-application Charging Schedule and Customer Charter - attached as Appendix 2 to the report;
2. that Council be recommended to introduce the further planning related fees as per the charging schedule - attached as Appendix 3 to the report.

***39 Housing viability issues: Vacant Building Credit, Overage provisions and Rent to Buy housing products**

The report outlined three key issues affecting housing viability negotiations – namely, Vacant Building Credit, overage and Rent to Buy housing delivery models. Each of these issues had the potential to impact on viability negotiations and so a clear steer was sought from members on the approach that the Council should be adopting.

RESOLVED:

1. that the approach that Vacant Building Credit (VBC) will be considered on a case by case basis be endorsed but that, other than in exceptional circumstances, the following criteria shall be applied:
 - VBC will only be granted where it would help to secure the redevelopment of vacant brown-field land or buildings
 - VBC will not be granted where land has been purchased for redevelopment and a 'vacant' period of time is a normal part of the development process
 - VBC will not be applied when the 'vacant' period is a policy requirement for demonstrating the land is no longer required for its current use
2. that the approach that overage (also known as 'claw-back') clauses will be applied to all planning permissions where viability information has resulted in a less than policy compliant amount of affordable housing being accepted, be endorsed. Overage will be applied to all applications, including single-phase developments, and will be applied without any periods of deferral or other restrictions;
3. that the re-worded principles to drafting overage clauses as detailed in the report be endorsed;
4. that the emergence of Rent to Buy housing delivery models be noted and endorsed as one of the options that can be considered as part of viability discussions as affordable housing, but only where more traditional forms of affordable housing are not viable or in other exceptional circumstances and where it will meet a local need.

Attendance list

Committee Members:

Councillors

Andrew Moulding - Chairman

Peter Bowden – Vice Chairman

Susie Bond

Peter Burrows

Jill Elson

Graham Godbeer
Mike Howe
Geoff Jung
David Key
Philip Skinner
Brenda Taylor
Mark Williamson

Also present (present for all or part of the meeting):

Councillors:

Paul Diviani
Geoff Pook
Colin Brown
Jenny Brown
Brian Bailey
Tom Wright
Peter Faithfull
John Dyson
Helen Parr
Alan Dent
Roger Giles

Officers present (present for all or part of the meeting):

Mark Williams, Chief Executive

Ed Freeman, Service Lead – Strategic Planning and Development Management
Henry Gordon Lennox, Strategic Lead – Governance and Licensing
Matt Dickins, Planning Policy Manager
Linda Renshaw, Senior Planning Policy Officer
Graeme Thompson, Planning Policy Officer
Rachel Danemann, Development Enabling and Monitoring Officer
Jamie Quinton, Planning Officer
Amanda Coombes, Democratic Services Officer

Apologies

Committee Members:

Rob Longhurst

Chairman Date.....