
LOCAL PLAN SUB-COMMITTEE

MINUTES

Of a meeting held virtually on 28 February 2023 from 7pm to 9.54pm.

Members of the Local Plan Sub-Committee:

Councillors:

Stephen Giles-Medhurst (Chair)

Matthew Bedford (Vice Chair)

Stephen Cox

Rue Grewal

Philip Hearn

Sarah Nelmes

Ciaran Reed (for Cllr Ranger)

Sara Bedford (for Cllr Khiroya)

Phil Williams

Other Councillors also in attendance:

Andrea Fraser, Chris Mitchell, Paul Rainbow
and Reena Ranger (part of the meeting)

Officers in attendance:

Marko Kalik, Head of Planning Policy and Conservation

Momina Ahmed, Planning Policy Officer

Sarah Haythorpe, Principal Committee Manager

LPSC 54/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Raj Khiroya and Reena Ranger with the substitutes being Councillors Sara Bedford and Ciara Reed.

LPSC 55/22 MINUTES

The Minutes of the Sub-committee meeting held on 26 January 2023 were agreed as a correct record by the sub-committee and would be signed by the Chair.

LPSC 56/22 NOTICE OF OTHER BUSINESS

There was no other business.

LPSC 57/22 DECLARATION OF INTERESTS

None received.

LPSC 58/22 GOVERNMENT CONSULTATION - LEVELLING-UP AND REGENERATION BILL: REFORMS TO NATIONAL PLANNING POLICY

The Head of Planning Policy and Conservation introduced the report which provided an overview of the proposals contained within the Government's

Levelling Up and Regeneration Bill consultation on reforms to national planning policy and sought approval of the officer response to the consultation in Appendix 1 to this report. The Council were expecting the Government response to be provided in the spring with the changes to go live after that.

The consultation document set out specific changes that the Government proposed to make with regard to housing including how housing figures are derived, five year housing land supply, housing delivery and land supply tests and accountability of developers. It was understood that the 2021 census data would not be published until 2024 but Members thought some details from the census had been published in September and December last year which included the population statistics for the District and demographics.

The Government had set out their proposed changes with regard to Green Belt boundaries in that Local Planning Authorities (LPA) would not be required to alter them if this would be the only way of meeting the need in full. LPA's would though be able to alter Green Belt boundaries if they can demonstrate exceptional circumstances exist.

The consultation also highlighted and included the need for more affordable housing, 5 year housing land supply, social rented properties, housing for the elderly, supplying community led housing, protection of neighbourhood plans and design codes.

The Government had proposed that plan makers will have until 30 June 2025 to submit their local plans under the existing legal requirements and duties. It is also proposed that all independent examinations of local plans, must be concluded, with plans adopted, by 31 December 2026 and examined under the current legislation.

The Chair advised that an additional recommendation had been added to the report that the final officer response be agreed under Part 3 of the Council Constitution, Section 8, Urgent Action, Points 8.1 to 8.3 to be submitted by 2 March.

In accordance with Council Procedure Rule 35(b) a member of the public spoke.

Questions 1, 2, 3, 4, 5 and 6 – responses agreed

Question 7 – need to make the second paragraph stronger. Essential LA's using most up to date data available and need to use figures from 2021 and 2018 projections and not the 2014 data which the Government want us to use. Housing numbers not the only important point but need to include housing type and bedrooms and have control over the housing mix to meet the needs of residents. Can be added to the response and look at where we can add details on housing mix in other responses and make stronger details on developer behaviour. Will look into whether population figures from the 2021 census have been published and review this. Members understood population figures published in September 2022 – TRDC population 93,000 with further data published in December 2022. Consider demographics of the District and that university students and post university students leaving as not able to afford to stay here as limited affordable housing.

Question 8 – need Government clarity that exceptional circumstances only apply to standard methodology and what is the test for that. Relook at second paragraph. On exceptional circumstances what do you do if you use different

methodology to standard methodology? Seek clarification on exceptional circumstances.

Question 9 – proposed change to housing target/overall number of houses. Brownfield sites – 2000 units - but would still need to be provided to meet our policy plans. Clearer on exceptional circumstances in the Green Belt. Still need to meet our housing need.

Questions 10, 11, 12 and 13 – agreed responses.

Question 14 – include comments on permitted development

Question 15 – check again this is just largest cities and not towns. Could include links to transport to/from London but don't want to be caught in calculations for London.

Question 16 – include wording that we don't want to penalise our Local Plan.

Questions 17, 18, 19, 20 and 21 – responses agreed.

Question 22 – strengthen response to get right mix of housing to meet the needs of the population.

Question 23 - go beyond just specialist housing and include any housing that is appropriate for older people, including encouraging downsizing.

Question 24 – response agreed.

Question 25 – housing mix details added and providing housing which is affordable.

Question 26 – response agreed

Question 27 - ability for community groups to bring forward affordable housing with a local connection test encouraged.

Question 28 – to encourage people to be able to stay in their village/local area and to have community led developments.

Question 29 – see responses to Questions 27 and 28 and be grouped together.

Question 30 – include details on developers and lapse permissions. Government is consulting on retrospective applications and possible increase in fees. LA ability to enforce if development not built correctly and developer held to account for development.

Question 31 – strengthen on past behaviour. Government need to be clearer on support for LA and what it can take into account.

Question 32 – Not just how quickly but quality of development. Accommodation design standards of LA.

Question 33 – Permitted development for conversion of offices to housing and how this impacts on the beauty of the development that is allowed under permitted development.

Question 34 – response agreed.

Question 35 – include better quality plans for applications.

Vice Chair in the Chair

Question 36 – response agreed.

Chair in the Chair

Question 37 – artificial grass for new developments should be discouraged.

Question 38 – response agreed

Question 39 – add in carbon impact for new builds, demolition, extensions and rebuilds.

Questions 39, 40 and 41 – strengthen response around achieving net zero

Questions 42, 43 – responses agreed

Vice Chair in the Chair

Questions 43, 44 – responses agreed

Question 45 – add in transition arrangements

Questions 46, 47, 48, 49, 50 and 51 – responses agreed

Questions 52, 53 – need for good wifi connections and mobile phone connections. One of the levelling up missions is to increase the number of homes for first time buyers by 50% which requires national policy to support the building of smaller affordable homes for first time buyers. Need to have smaller starter homes and appropriate housing mix for family homes.

Chair in the Chair

Question 54 – response agreed

Question 55 – issue with how Local Plan is delivered and achieved and what land can be brought forward. Maybe brownfield sites not allocated for development as not being promoted.

Question 56 – add in street lighting and public open space on an estate which is not handed over to the LA should be maintained in perpetuity and policies should be enforceable.

Questions 57, 58 – responses agreed.

The Chair asked that the covering email when sending in the consultation response include details on viability assessment, permitted development rights and housing mix. The Chair asked that when the consultation response had been agreed it be circulated to the sub-committee members.

On being put to the sub-committee the recommendations were declared CARRIED by the Chair the voting being unanimous.

RESOLVED:

Noted the contents of this report, and considered the draft officer response to the consultation in Appendix 1 and provide the comments/amendments as detailed in Minute 58/22.

That the final officer response be agreed under Part 3 of the Council Constitution, Section 8, Urgent Action, Points 8.1 to 8.3 to be submitted by 2 March.

LPSC59/22 LOCAL PLAN: CHANGES TO PREFERRED POLICY OPTIONS FOLLOWING REGULATION 18 CONSULTATION

The Head of Planning Policy and Conservation advised that the report proposed changes to some of the preferred policy options contained in the Draft Local Plan Regulation 18 Part 1: Preferred Policy Options document in response to changes to national planning policy and comments received to the Regulation 18 consultation. An additional recommendation had been added to the report that officers would undertake further evidence work on energy efficiency and carbon dioxide emissions. On Appendix 1 it was agreed that on point 4a to delete the words “where possible” and move point 2f to be under point 1.

On being put to the sub-committee the recommendations were declared CARRIED by the Chair the voting being unanimous.

RECOMMEND:

That the Local Plan Sub-Committee note the contents of this report, and recommend to the Policy & Resources Committee the following policy updates:

- Climate Change & Sustainable Construction (Appendix 1)
- Carbon Dioxide & Onsite Renewable Energy (Appendix 2)

That Members note that officers will undertake further evidence work on energy efficiency and carbon dioxide emissions.

CHAIR