

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 12 SEPTEMBER 2018

Present: Councillor J Bridges (Chairman)

Councillors R Adams, R Ashman, J G Coxon, D Harrison, J Legrys, V Richichi, A C Saffell and M Specht

In Attendance: Councillor T J Pendleton

Officers: I Jordan, Mrs M Meredith, Mr I Nelson and Miss E Warhurst

## **9 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R Johnson and N Smith.

## **10 DECLARATION OF INTERESTS**

Councillor J G Coxon declared a non-pecuniary interest in item 7 – Proposed Supplementary Planning Documents – Ashby de la Zouch and Coalville Cycling Strategies as a member of Ashby de la Zouch Town Council.

## **11 MINUTES**

Consideration was given to the minutes of the meeting held on 20 June 2018.

It was moved by Councillor M Specht, seconded by Councillor D Harrison and

RESOLVED THAT:

The minutes of the meeting held on 20 June 2018 be approved and signed by the Chairman as a correct record.

## **12 FINAL REVISED NATIONAL PLANNING POLICY FRAMEWORK - IMPLICATIONS FOR LOCAL PLAN REVIEW**

The Planning Policy Team Manager presented the report to members, outlining the key changes to the NPPF which might have implications for the Local Plan. He drew members' attention to section 1.5 of the report and the clarification that existing policies should not be considered out of date simply because they were adopted prior to the date of the current policy framework.

In response to comments and questions from members, the Planning Policy Team Manager clarified that the term neighbouring areas had been utilised rather than housing market areas when referring to meeting unmet needs. He made reference to the memorandum of understanding in Leicester and Leicestershire and added that it would be difficult to progress without clarification on the unmet need in Leicester City. He explained that the Strategic Growth Plan was due to be agreed by all authorities at the end of the year however he highlighted the differing plan period to the Local Plan.

The Planning Policy Team Manager advised members that planning applications should be determined in accordance with the development plan unless material considerations indicated otherwise, and the NPPF was a material consideration. If the development plan differed from the NPPF, the weight afforded would partly depend which was the more recent document; however the development plan was not prepared in isolation and was required to be consistent with the NPPF. He added that it was a key requirement to keep revising the Local Plan and this gave a better chance of resisting unwanted development.

Chairman's initials

Members discussed the issues of affordable housing and matching housing need to employment types.

Members thanked the Planning Policy Team Manager for an excellent report and presentation.

It was moved by Councillor J Legrys, seconded by Councillor J G Coxon and

RESOLVED THAT:

The new National Planning Policy Framework and the implications for the Local Plan review be noted.

### **13 SELF-BUILD AND CUSTOM HOUSEBUILDING**

The Planning Policy Team Manager presented the report to members, explaining the government's approach to self-build and custom housebuilding and how this might be dealt with through the review of the Local Plan.

In response to comments and questions from members, the Planning Policy Team Manager clarified that large developers could sell plots on to a self-builder, provided that the design of the dwelling was specific. He explained that there was nothing in national planning policy or legislation that suggested that a self-build or custom build application should be treated any differently to any other planning application. He added that arguably most of the one or two dwelling developments permitted could now fit the definition of custom build. He advised members that there was no statutory requirement to have a policy on self-build and custom housebuilding, however there were other requirements which the council as a planning authority was required to fulfil. Therefore, the Committee were asked to instruct officers to develop a policy as part of the Local Plan review.

Councillor R Ashman thanked the officers for the detailed report.

It was moved by Councillor R Adams, seconded by Councillor J Legrys and

RESOLVED THAT:

- a) The obligations placed on the council in respect of self and custom build be noted;
- b) The various options outlined in the report be noted; and
- c) The proposal that consideration be given to including a policy in respect of self-build and custom housebuilding as part of the Local Plan review be supported.

### **14 ELLISTOWN AND BATTLEFLAT NEIGHBOURHOOD PLAN - PROPOSED RESPONSE TO SUBMISSION DRAFT**

The Planning Policy Team Manager presented the report to members, highlighting the consultation process and the officer comments on the neighbourhood plan which had now been submitted for examination. He outlined the next steps and explained that the district council was a consultee but was also an administrator for the next stages of the process.

It was moved by Councillor D Harrison, seconded by Councillor R Ashman and

RESOLVED THAT:

Chairman's initials

- a) The suggested response to Ellistown and Battleflat parish council at Appendix B be endorsed;
- b) The Committee notes that the Strategic Director of Place, in consultation with the Portfolio Holder for Regeneration and Planning will:
  - i) Publish the plan for a six week period and invite representations;
  - ii) Notify consultation bodies; and
  - iii) Appoint an independent examiner to conduct the examination of the neighbourhood plan
- c) The Committee notes that following receipt of the independent examiner's report, the Strategic Director of Place in consultation with the Portfolio Holder for Regeneration and Planning will determine whether the conditions have been met for the neighbourhood plan to proceed to referendum.

**15 PROPOSED SUPPLEMENTARY PLANNING DOCUMENTS - ASHBY DE LA ZOUCH AND COALVILLE CYCLING STRATEGIES**

The Planning Policy Team Manager presented the report to members, highlighting the consultation process which had taken place and the responses received.

It was moved by Councillor D Harrison, seconded by Councillor R Adams and

RESOLVED THAT:

The Ashby de la Zouch cycling strategy and the Coalville cycling strategy be adopted as supplementary planning documents subject to the amendments outlined in Appendix 1.

The meeting commenced at 6.30 pm

Councillor J Legrys left the meeting at 8.00pm, at the conclusion of consideration of the item entitled 'Self-Build and Custom Housebuilding'.

The Chairman closed the meeting at 8.05 pm