

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 27 FEBRUARY 2019

Present: Councillor J Bridges (Chairman)

Councillors M Specht, R Adams, J G Coxon, D Harrison, J Legrys, V Richichi, A C Saffell and D Everitt (Substitute for Councillor R Johnson)

In Attendance: Councillors

Officers: Mr L Sebastian, Mr I Nelson, I Jordan and Mrs R Wallace

23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Ashman and R Johnson.

24 DECLARATION OF INTERESTS

There were no declarations of interest

25 MINUTES

Consideration was given to the minutes of the meeting held on 7 November 2018.

It was moved by Councillor M Specht, seconded by Councillor R Adams and

RESOLVED THAT:

The minutes of the meeting held on 7 November 2018 be approved and signed by the Chairman as a correct record.

26 LOCAL PLAN REVIEW - UPDATE

The Planning Policy Team Manager presented the report to Members. In relation to the Government's recent consultation detailed at paragraph 2.4, results had since been published regarding housing requirements, the decision of which was that 2014 household projections were to be used and not 2016 household projections. The Planning Policy Team Manager informed Members that the implications of this would need to be considered, possibly requiring some external input.

In response to a question from Councillor R Adams, the Planning Policy Team Manager explained that the responses from the emerging options consultation were from a mixture of individuals, businesses and consultants working on behalf of others such as landowners.

Councillor J Legrys commented that he was confused regarding what was meant by 'evidence base' within the recommendations of the report. The Planning Policy Team Manager referred Members to section 2.0 of the report and explained that it was about making Members aware of the growing number of studies being undertaken to support the Local Plan review.

Councillor J Legrys commented that the web link to the background papers within the report was not working and the Planning Policy Team Manager agreed to email the document to all Members of the Committee.

Chairman's initials

Councillor J Coxon questioned whether he had a pecuniary interest due to land that he owned within the SHELAA. He was advised that he did not by the Legal Services Team Manager.

Councillor M Specht asked for the full responses to the consultation as the report only provided numbers. The Planning Policy Team Manager explained that the aim of the report was to provide Members with an overview at this stage and a further more detailed report would be considered in June, this would include the consultation responses.

Councillor A C Saffell felt that the consultation was not asking the correct questions, as there was nothing in relation to the type of housing required and whom the housing would be for. He felt this was particularly important in areas surrounding distribution parks, as housing was required for employees. The Planning Policy Team Manager explained that those details would be considered later in the review and that work had been commissioned relating to demographics and housing need across the district. The Chairman encouraged Members to raise concerns such as this at any time with officers and not to leave them to meetings only.

In response to a request from Councillor V Richichi, the Planning Policy Team Manager discussed the differences between the 2014 and 2016 published housing projections and explained that he would be receiving some external legal advice on the matter, as there was a considerable difference. It was important to manage any risk for the Council moving forward. He was hopeful that there would be a clearer picture at the next meeting in June.

It was moved by Cllr J Coxon, seconded by Councillor R Adams and

RESOLVED THAT:

- a) The level of responses to the recent consultation on the Local Plan be noted.
- b) The progress on the development of the evidence base be noted.

27 REVIEW OF EXISTING EMPLOYMENT SITES

The Planning Policy Team Leader presented the reports to Members.

Councillor V Richichi expressed concerns that when the Local Plan was emerging 18 months ago, Planning Committee was refusing applications when they were outside the Limits to Development and yet these were now being approved even though the Local plan was in place. He felt it was difficult for the Planning Committee when the 'goal posts' were constantly moving. The Planning Policy Team Leader explained that the Planning Inspector had agreed criteria in the adopted Local Plan to allow the development of employment land outside of defined settlements where need could be demonstrated. The Chairman agreed that it was difficult, which was why it was important to have studies such as this one to help the authority keep control.

Councillor J Legrys was disappointed that recent planning permissions on employment land were not included on the list of sites and taken into the calculations. He asked that they be included going forward. He also questioned whether the site referred to as Owen Street was in fact the former Pallitoy factory site, which is actually accessed off Jackson Street. Councillor J Legrys questioned whether this raised issues about the consultant's ability to undertake the work. The Planning Policy Team Manager apologised, and advised that he would ask the consultants to amend the report with the correct name. The Planning Policy Team Leader confirmed that the right site had been assessed – this was evidenced by photographs of the site in the report. Regarding the site list, the Planning

Chairman's initials

Policy Team Manager reminded Members that things were constantly moving and that all sites would be considered as part of the Local Plan review.

Regarding a comment made by Councillor A C Saffell in relation to the exclusion of sites with outline planning permission, the Planning Policy Team Manager assured Members that all sites, including those that had outline permissions would be recognised as being employment land when considering how much additional land was required.

Following a discussion regarding information detailed within the background paper but not in the report, the Chairman asked for it to be made clearer in reports when further details could be found by following a web link.

In reference to the TNT site in Lount being of low value because of its isolated rural location, Councillor D Everitt did not feel that its rural location was a negative, as you would not know it was there if not for the sign. The Planning Policy Team Leader explained that part of the criteria was to look at how desirable the site would be to future occupants and this was why its rural location could be a constraint. He added that it was only an informed opinion, as it was difficult to predict the future use of such sites.

It was moved by Councillor J Legrys, seconded by Councillor D Harrison and

RESOLVED THAT:

The findings of the review of existing employment sites study be noted.

28 RETAIL AND LEISURE CAPACITY STUDY

The Planning Policy Team Manager presented the report to Members.

Councillor D Harrison asked what could be done to kick start growth in Coalville Town Centre; he felt that a catalyst was needed. The Chairman assured him that things were happening and options were being investigated. Councillor D Harrison added that a good mixture of houses for all generations would also help. The Chairman agreed and felt that the evidence that had been collated for the report indicated that things were moving in the right direction.

Councillor M Specht raised concerns of the threat of internet shopping on the high street and the need to address the problem.

Councillor J Legrys believed that the answer to starting growth in Coalville Town Centre was housing because people could simply walk into the centre to get supplies. He asked if there was any data available in relation to how internet shopping was affecting the district. The Planning Policy Team Manager agreed to look into it and report to Councillor J Legrys.

Councillor D Everitt commented that business owners also needed to do something different to encourage customers in and this also included the price of goods.

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

RESOLVED THAT:

The findings of the retail and leisure capacity study be noted.

29 LIST OF LOCAL HERITAGE ASSETS - DRAFT LIST OF RECREATIONAL BUILDINGS

The Planning and Policy Team Manager presented the report to Members.

Chairman's initials

The Chairman supported the report but was mindful of how it affected the surrounding areas and future of the buildings. The Planning Policy Team Manager explained that the Local List could also assist with funding bids for the buildings in the future.

In response to a question from Councillor J Legrys, the Portfolio Holder explained that the buildings listed within the report were not listed in the original report to Cabinet, as they were new additions. Officers were taking a thematic approach in compiling the List and therefore more of these reports would be considered in the future.

It was moved by Councillor J Legrys, seconded by V Richichi and

RESOLVED THAT:

The forthcoming public consultation regarding the list of local heritage assets be noted and supported.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.20 pm

Chairman's signature