

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 26 JUNE 2019

Present: Councillor J Bridges (Chairman)

Councillors D Harrison, J Hoult, R Johnson, J Legrys, V Richichi, A C Saffell, N Smith and D Everitt (Substitute for Councillor D Bigby)

In Attendance: Councillors

Officers: Mr L Sebastian, Mrs M Meredith, Mr I Nelson, I Jordan and Mr C Elston

## **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor D Bigby.

## **2 DECLARATION OF INTERESTS**

In accordance with the Code of Conduct, Members declared the following interests:

Councillor J Hoult declared a non-pecuniary interest in item 6 – Blackfordby Neighbourhood Plan – Proposed Response to Pre-Submission Draft, as a member of the neighbourhood plan steering committee.

## **3 MINUTES**

Consideration was given to the minutes of the meeting held on 27 February 2019.

It was moved by Councillor J Legrys, seconded by Councillor A C Saffell and

RESOLVED THAT:

The minutes of the meeting held on 27 February 2019 be approved and signed by the Chairman as a correct record.

## **4 ADMISSION OF ADDITIONAL ITEM**

RESOLVED THAT:

By reason of special circumstance in that an additional item of business needs to be considered before the next meeting of the Local Plan Committee, the item entitled "Shop Fronts and Advertisements SPD: Adoption" be considered at this meeting as a matter of urgency in accordance with Section 100B(4)(B) of the Local Government Act 1972.

## **5 LOCAL PLAN REVIEW - RESPONSES TO CONSULTATION UPDATE**

The Planning Policy Team Manager presented the report to members, highlighting the 62 consultee responses which had been received and the summary as set out in the report. He drew members' attention to the update to the National Planning Policy Framework set out at section 2 of the report and outlined the changes of relevance to the Local Plan review, and in particular, the change to the definition of local housing need and confirmation that the 2014 household projections should be used to inform the calculation of local housing need. He also highlighted the requirement for strategic policies to have a life of a least 15 years from the date of adoption. This could have implications for the end date of the local plan review.

Chairman's initials

The Planning Policy Team Manager made reference to the Leicester and Leicestershire Strategic Growth plan which had been approved by the Council in December 2018, outlining the elements of direct relevance to the Local Plan review. He advised that there was no definitive boundary for the Leicestershire International Gateway, however it included areas of both North West Leicestershire and Charnwood. The Strategic Growth Plan stated that the area should accommodate around 11,000 new dwellings up to 2050, but offered no guidance on how this figure was to be split between the two areas. The figure would need to be agreed through the duty to co-operate.

The Planning Policy Team Manager highlighted the issues relating to employment land and the concerns of officers regarding some aspects of the HEDNA, particularly the high level of office development that was said to be required. Officers felt it would be prudent to reconsider this issue and had commissioned the advice of consultants.

Councillor A C Saffell highlighted the mismatch between employment and housing provision in Castle Donington in particular and the impact this had on the road network. He commented that Junction 24 was currently the busiest in the country and the island was frequently gridlocked. He added that the users at the gateway did not want to utilise rail for their freight so this was bringing additional lorries onto the road network. He stated that the transport modelling had been undertaken on the original plan where all users of the gateway would be utilising the railway line and the fact that none of the users were doing so had significantly changed the way traffic would operate in that area.

The Planning Policy Team Manager acknowledged that there would be a significant impact on infrastructure with a development of this scale and he advised that detailed traffic modelling would be undertaken with the County Council. He added that if the model had been based on false assumptions, this would need to be addressed.

In response to questions from Councillor V Richichi, the Planning Policy Team Manager advised that the Council had sufficient land supply globally up to 2031 to meet the requirements in the adopted local plan. He explained that our housing need figure would have no impact on Leicester City's unmet housing supply. In respect of affordable housing expectations, these were set by the Council as the local planning authority through the Local Plan Review process.

Councillor J Legrys thanked officers for the comprehensive report. He disagreed that Whitwick should not be considered as part of the Coalville urban area. He requested to be kept informed of changes regarding the Leicestershire International Gateway. He felt that the Gateway was not being properly planned and expressed concern that the project affected communities on the other side of the River Trent which seemed to be ignored. He felt it was important to ensure that the individuals who had responded during the public consultation each received a response and an explanation if their comment had not been accepted.

In response to a comment made by Councillor N Smith, the Planning Policy Team Manager stated that a building a new settlement was a possible way forward and referred members to the next item on the agenda.

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

RESOLVED THAT:

The Local Plan Committee:

- (i) Notes the level of responses to the recent consultation on the local plan review;
- (ii) Notes the commissioning of additional evidence regarding employment land including a Leicester and Leicestershire wide strategic distribution study (paragraphs 2.21 and 2.22 of report);

Chairman's initials

- (iii) Agrees in principle to including a flexibility allowance when planning for housing provision (to be referred to as a contingency allowance) and this be set at 15% of the overall housing requirement (paragraphs 1.4 , 2.11 and 3.8 of Appendix A);
- (iv) Note that the review will be likely to have to allow for some development going beyond the end of the plan period (paragraph 5.5 of Appendix A);
- (v) Agrees in principle, subject to the outcome of the sustainability appraisal, to allow for some limited development in small villages where the proposed development meets the needs of somebody with a demonstrable local connection (paragraphs 13.5 and 14.8 of Appendix A);
- (vi) Agrees to not require the provision of self and custom build plots as part of general market developments (paragraph 20.4 of appendix A) and that further consideration be given to the most appropriate form of any policy in respect of self and custom build (paragraph 23.3 of Appendix A);
- (vii) Notes the intention to continue to explore the potential use of health impact assessments (paragraph 27.3 of Appendix A); and

Notes the proposal to establish an internal officer group to look at the issue of fast food/takeaways (paragraph 29.6 of Appendix A)

## **6 STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) - NEW SITES**

The Planning Policy Team Leader presented the report to members, highlighting the purpose of the SHELAA and the process for identifying and including sites in the document. He explained that the SHELAA was not a policy document and was essentially a long list of potential sites that could be considered for development, if and when they were required. He added that inclusion of a site in the SHELAA did not give any indication of its acceptability for development, and did not mean that any application would be approved. He explained that an exercise calling for sites had been undertaken and all sites submitted had been assessed. A total of 18 new potential employment sites and 40 new potential housing sites had been submitted.

The Planning Policy Team Leader gave a presentation detailing each new site which had been submitted through the call for sites exercise.

Councillor L Legrys referred to the planned railhead to be constructed at Sinope for the construction of HS2, and expressed concerns that infrastructure should to be planned in conjunction with the Planning Policy Team and needed to accord with the work on the SHELAA. He asked how these processes could be better explained to the public given the sensitivities of these issues.

The Planning Policy Team Leader acknowledged that the process was not easy to explain to local communities. He added that a press release could be issued via the Communications Team. He suggested writing to all parish and town councils to explain some of the information set out in the report.

RESOLVED THAT:

- (i) The new sites to be included in the 2019 update of the SHELAA be noted;
- (ii) The intention to commission evidence to assess the potential implications of the three mixed use sites highlighted at paragraph 4.3 of this report be noted.

## **7 BLACKFORDBY NEIGHBOURHOOD PLAN - PROPOSED RESPONSE TO PRE-SUBMISSION DRAFT**

The Planning Policy Team Leader presented the report to members, outlining the neighbourhood plan process and the recommended modifications to the pre-submission

Chairman's initials

draft of the neighbourhood plan relating to Policy H3 and Policy BE2 as set out in the report.

Councillor J Legrys expressed support for the neighbourhood planning process and felt that all communities should be preparing neighbourhood plans. He thanked all the volunteers involved in putting the plan together.

Councillor J Hoult thanked the clerk to the town council who had worked tirelessly on the production of the neighbourhood plan.

It was moved by Councillor J Legrys, seconded by Councillor N Smith and

RESOLVED THAT:

- (i) The suggested pre-submission (regulation 14) response to Ashby de la Zouch Town Council in relation to policies BE2 and H3 be endorsed (as set out in paragraphs 3.3 - 3.5 below);
- (ii) The additional comments already sent by officers to Ashby Town Council, aimed at improving the general robustness of the neighbourhood plan be noted (as set out in Appendix B);
- (iii) Endorsement of any further response by officers at submission (regulation 16) stage be delegated to the Strategic Director of Place, in consultation with the Portfolio Holder for Planning and Infrastructure;
- (iv) The committee notes that once the neighbourhood plan has been submitted the Strategic Director of Place, in consultation with the Portfolio Holder for Planning and Infrastructure will:
  - A) publish the plan for a six week period and invite representations;
  - B) notify consultation bodies; and
  - C) appoint an independent examiner to conduct the examination of the neighbourhood plan;
- (v) That the committee notes that following receipt of the independent examiner's report, the Strategic Director of Place in consultation with the Portfolio Holder for Planning and Infrastructure will determine whether the conditions have been met for the neighbourhood plan to proceed to referendum.

## **8 SHOP FRONTS AND ADVERTISEMENTS SPD: ADOPTION**

The Planning Policy Team Manager presented the report to members.

It was moved by Councillor J Bridges, seconded by Councillor A C Saffell and

RESOLVED THAT:

The revised Supplementary Planning Document be adopted.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.07 pm

Chairman's signature