

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 13 NOVEMBER 2019

Present: Councillor J Bridges (Chairman)

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

In Attendance: Councillors K Merrie MBE

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

14 APOLOGIES FOR ABSENCE

Apologies for absence was received from Councillor R Boam and R Johnson.

15 DECLARATION OF INTERESTS

There were no declarations of interest.

16 MINUTES

Consideration was given to the minutes of the meeting held on 2 October 2019.

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

RESOLVED THAT:

The minutes of the meeting held on 2 October 2019 be approved and signed by the Chairman as a correct record.

17 MONEY HILL MASTERPLAN CONSULTATION

The Planning Policy Team Manager presented the report and referred Members to the additional papers, which detailed two further responses to the consultation and proposed amendments to recommendations.

Mr I Rhodes, Icen Projects on behalf of the developer consortium was introduced and was available to answer any questions if required.

In response to a question from Councillor V Richichi, Mr I Rhodes reported that realistically work would begin on the site in approximately spring 2020.

In response to a question from Councillor N Smith, the Planning Policy Team Manager confirmed that the parking provision behind the college had been agreed as part of the outline planning permission for the initial 605 dwellings and would therefore be included in the first phase.

Councillor D Bigby raised concerns that the report seemed to be 'side stepping' the requirement of the Ashby Neighbourhood plan, the wording of which stated that the masterplan had to be agreed in conjunction with the Town Council. He believed that the Town Council should have been involved in the discussions.

At 6.52pm, the Chairman adjourned the meeting to seek legal advice. The Chairman, Councillor D Bigby, the Head of Planning and Infrastructure, the Planning Policy Team Manager and the Legal Advisor left the room during the adjournment. The meeting re-convened at 6.55pm.

Chairman's initials

At this point the following interests were declared:

Councillor D Bigby declared a non-pecuniary interest in the item as he had responded to the consultation as a member of the public.

Councillor J Hoult declared a non-pecuniary interest in the item as the Chairman of Ashby Town Council.

Councillor N Smith declared a non-pecuniary interest in the item as a business owner in Ashby.

Councillor D Bigby would like to see a reference to the Ashby Neighbourhood Plan in the recommendations of the report; specifically that developers should comply with this plan as well as the District Council's Local Plan. He also pointed out that Ashby Town Council had requested that employment land should only consist of type B1 and B2, not B8. He felt that the employment land figures indicated that the area was already oversubscribed in accordance with the HEDNA requirements, therefore the shortfall was for type B1 a and b only, and there was no justification for type B8 in the area.

In relation to the comments surrounding the Ashby Neighbourhood Plan, the Planning Policy Team Leader explained that the District Council could only take into consideration the Local Plan, which was the authority's responsibility. However, the aim of the Design Code was to be compliant with the Ashby Neighbourhood Plan and the suggested amendment should address this.

In relation to the comments about the employment land, the Planning Policy Team Manager explained that there was a shortfall against the HEDNA and needed to be addressed in the Local Plan. As the site was identified as suitable for employment land within the Local Plan, which included B8 then it could not be taken out, as changes could not be made to an adopted plan.

Councillor J Legrys raised concerns that once the site was developed, residents would have to drive into town unless access was made easier. He wanted to see more work and effort being placed on providing footways and cycle ways into the town. He also wanted to see reference to it as part of the application when it was considered by the Planning Committee. The Chairman concurred with the comments.

Councillor D Harrison asked if the development would include a nursing home, as he believed this was part of the planning permission. Mr I Rhodes stated that the existing outline permission included the provision of a care home but this was not a requirement and was dependant on the interest of service providers. Following a further question from Councillor D Harrison, Mr I Rhodes explained that the developers were only providing the land for the school; it would be the responsibility of the local education authority to develop the school.

The recommendations within the report with the additional recommendations within the additional paper were moved by Councillor V Richichi, seconded by Councillor N Smith and

RECOMMENDED THAT:

Cabinet support the revised masterplan as set out at appendix b as satisfying the requirement of local plan policies H3A(VIII) and EC2(1)(H) subject to:

Chairman's initials

- (i) The masterplan being reworded to make clear that the overall density of housing development achieved across the site should be 35 dwellings per hectare and not necessarily in each phase or parcel of development;
- (ii) The preparation and agreement of a design code for that area covered by the masterplan to be secured by either a condition on an outline planning permission or as part of the submission of a full planning application;
- (iii) The design code taking into account any national and local design guidance in place at the time that the design code was prepared;
- (iv) Consideration being given by the Development Consortium to the comments received in response to the consultation when preparing the design code;
- (v) The Design Code including a review mechanism for purposes as specified in the Design Code.

At conclusion of the item, Councillor M B Wyatt left the meeting.

18 LOCAL PLAN PARTIAL REVIEW

The Planning Policy Team Manager presented the report to Members highlighting the slight change to the dates of the consultation period as detailed at paragraph 3.5. It was proposed that the consultation period run from 20 November 2019 to 8 January 2020.

Councillor V Richichi asked if the officers felt that the Local Plan would be sound once completed. The Planning Policy Team Manager explained that no approach was risk free but the proposed partial review was the best way to ensure the Local Plan was kept up to date.

Councillor D Bigby was proud of the amendment he moved at the previous meeting as it pointed out the issues with putting the countryside at risk. He was disappointed that Cabinet had not taken on board the amendment as agreed by the committee. However, he did not want to see the Local Plan become out of date, so he had no intentions of proposing any further amendments.

Councillor J Legrys did not wish to delay the Local plan any further but was disappointed that there was not an opportunity for debate earlier in the process. He asked officers to consider meeting schedules and timetables in the future.

It was moved by Councillor D Harrison, seconded by Councillor V Richichi and

RESOLVED THAT:

- (i) The publication of the Local Plan Partial Review as set out at appendix B of the report be approved.
- (ii) The publication and invite of representations upon the Local Plan Partial Review Document together with the Sustainability Appraisal Report and Habitat Regulation Assessment in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, be approved.

- (iii) The authority to submit the Local Plan Partial Review to the Secretary of State following receipt and consideration of representations including the identification of possible modifications to the inspector be delegated to the Strategic Director of Place.
- (iv) It be noted that the appointed inspector would be requested to recommend modifications to the submitted Local Plan Partial Review to the Council in the event that the inspector considers that such modifications would make the plan sound.
- (v) It be noted that the Strategic Director of Place in consultation with the Portfolio Holder for Planning and Regeneration would agree and publish a new Local development Scheme.
- (vi) The substantive review should cover the period to 2039.

19 LOCAL PLAN SUBSTANTIVE REVIEW - HOUSING REQUIREMENTS

The Planning Policy Team Manager presented the report to Members.

Members understood the need to start planning for the additional housing and was pleased that there would be an opportunity in the future to discuss new settlements, housing mix and housing figures. They also recognised that the figure proposed in the report was not likely to be the final figure.

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

RESOLVED THAT:

The figure of 480 dwellings be used as the interim housing requirement until such a time as:

- a) The unmet need and the implications of any redistribution from Leicester City was known; and
- b) The outcome from the 2018 household projections as applied to the standard method was known.

The meeting commenced at 6.30 pm

Councillor M B Wyatt left the meeting at 7.20pm

The Chairman closed the meeting at 7.48 pm

Chairman's signature