

SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 22 January 2015

Present: Mr Reed (Chairman)
Mr Bagge, Mr D Dhillon and The Earl of Stockton

In Attendance: Mrs Woolveridge

Apologies for absence: Mr Denyer, Mr Egleton, Mr Lidgate and Mr Samson

17. MINUTES

To receive the minutes of the meeting of the PAG held on 27 November 2014.

Matters Arising

- Bucks CC Parking Standards on New Developments Consultation – the County Council had received over 200 responses and was in the process of analysing the results. The results had yet to be shared with South Bucks.
- In response to a question raised at the last meeting, the PAG were advised that there were 4 local authorities (London Borough Hillingdon, Slough Borough Council, South Bucks District Council and Surrey County Council) that financially contributed to the Colne Valley Community Interest Company.
- The PAG were advised that Graham Winwright had been appointed as the Planning Policy Manager on a permanent basis.

18. LOCAL DEVELOPMENT SCHEME 2015 TO 2019 AND ANY ASSOCIATED DECISIONS

The PAG received a report which asked Members to consider revising the Council's Local Development Scheme 2013-16 (approved in July 2013) taking into account new national planning policy and guidance, changed circumstances, the outcome of the Shared Service Planning Policy Review and recent and emerging issues under the Duty to Co-operate.

Having considered the advantages and disadvantages of both options, as set out in the report, the PAG advised the Portfolio Holder to recommend to Cabinet that the Council proceeds with option 2 which is to prepare a new Local Plan to replace the Core Strategy and saved parts of the local plan. This would comprise drawing back from the current Local Development Scheme proposed plans, to incorporate work undertaken on these where relevant into a new single local plan, to roll the plan period forward to 2036 and to best align the Local Development Scheme timetable with the appropriate councils' plan-making timetables.

The PAG also advised the Portfolio Holder to recommend to Cabinet the draft revised Local Development Scheme based on option 2, which has taken into account the key changes set out in Paragraph 3.4 of the report.

The Local Development Scheme will be subject to on-going discussions with other authorities under the Duty to Co-operate and the outcome of on-going work such as in defining Strategic Housing Market Areas (SHMA) and Functional Economic Market Areas (FEMA) affecting South Bucks. In relation to the SHMA, the PAG were informed that the emerging position was that South Bucks would be included within the Reading and Slough SHMA and that the FEMA should match the SHMA.

Having considered the advice of the PAG, the Portfolio Holder **AGREED to RECOMMEND** to Cabinet

1. to proceed with Option 2 to prepare a new Local Plan to replace the Core Strategy and saved parts of the Local Plan.
2. that subject to Cabinet agreement to proceed with option 2, the draft Local Development Scheme as set out in Appendix 1 be approved.

19. **REGULATION 18 CONSULTATION FOR THE NEW SOUTH BUCKS LOCAL PLAN 2014-2036**

The PAG received a report and accompanying documentation, the purpose of which was to:

- Introduce the public to the new Local Plan.
- Gain views from the public as to what they consider should be covered in the new Local Plan.
- Encourage responses and site nominations from land owners through the Call for Sites consultation.
- Recommend that the Regulation 18 and Call for Sites consultation papers be published for public consultation towards the end of February 2015, after February Cabinet.

In accordance with the revised Local Development Scheme, which would be submitted to Cabinet for approval at its meeting on 9 February, the Council is scheduling a Regulation 18 consultation on the new Local Plan as well as a Call for Sites. This Regulation 18 consultation would seek views on the scope of the plan, issues the plan needs to address, as well as on the plan making process. This is a legal requirement and would also assist the Council in part in meeting its Duty to Co-operate with specific organisations.

Having considered the consultation papers, the PAG advised the Portfolio Holder to recommend to Cabinet that the Regulation 18 and Call for Sites paper for public consultation be approved for publication subject to the questions in the Regulation 18 paper being simplified. Such revisions to be circulated to PAG members, via email, for comments before Cabinet.

The consultation was to be carried out in accordance with the Councils adopted Statement of Community Involvement but as this was the initial plan consultation, the consultation period was to be for 8 weeks. The PAG were advised that an email would be sent to all Councillors asking them to help engage communities and community groups in the consultation through their contacts and networks.

Having considered the advice of the PAG, the Portfolio Holder **AGREED to RECOMMEND** to Cabinet that the Regulation 18 and Call for Sites documents for public consultation be approved for publication subject to the questions in the Regulation 18 paper being simplified as indicated above.

20. **AIRPORT COMMISSION CONSULTATION**

The PAG received a report on the Council's suggested response to the Airport Commission on the proposals to expand Heathrow Airport.

The Airports Commission has published for consultation its assessment of proposals for additional runway capacity at Gatwick and Heathrow airports. The consultation presents the commission's analysis of the proposals shortlisted by the Commission last year: 2 for

expansion at Heathrow Airport and 1 proposal at Gatwick Airport. It invites public comment on the commission's detailed consideration of each proposal. This includes analysis of the cost of each proposal, the effect on communities of noise, property loss and construction, and the economic benefits and environmental impacts. The consultation was due to close on 3 February 2015.

The report set out the impact the proposals were likely to have on the District, which were all negative with the exception of increased business opportunities supporting the local economy. The report also set out the Council's proposed response to the consultation, which the PAG indicated its support for.

Having considered the advice of the PAG the Portfolio Holder **AGREED** that the report should form the basis of the response to the Airport Commission and that the Director of Services exercises delegated authority under Part 3, section 2, delegation 18 of the Constitution to finalise and submit the Council's response in consultation with the Portfolio Holder.

21. AFFORDABLE HOUSING CONTRIBUTIONS FROM DEVELOPMENTS OF 10 OR LESS DWELLINGS

The PAG were provided with a verbal update regarding the National Planning Practice Guidance (NPPG) advice from 28th November 2014 that developments of 10 or less dwellings, or 5 or below in designated rural areas, and in both case where the maximum combined floorspace created is 1,000sqm should not be required to make an affordable housing contribution or have tariff style planning obligations imposed.

The PAG noted that the NPPG advice for some development proposals will be contrary to the Development Plan (Core Strategy Policy 3). The PAG were advised that the NPPG will be a material planning consideration in the determination of these planning applications and as such the decision taker will need to determine the weight that should be given to the NPPG alongside all other material planning considerations including the National Planning Policy Framework (NPPF), Core Strategy evidence base that informed Policy CP3 and new evidence to come forward as part of the Council's current plan-making. Each decision on such applications should be taken on a case by case basis with the Development Plan (Core Strategy Policy 3) and Affordable Housing SPD being the starting point with relevant weight being given to all other material planning considerations to be determined at the decision point.

Subject to Cabinet approving the Local Development Scheme, the PAG were made aware that by the middle of the year, it was likely that new evidence would be emerging on housing needs, including affordable housing need.

The PAG were advised that the Council was aware that some local authorities were legally challenging the NPPG changes. The outcome of this challenge and possibly future case law could also be material planning considerations that the Council might need to take into account.

During the discussion, a proposal was put forward by the Portfolio Holder to change the scheme of delegations so that all planning applications where officers professional judgement concludes that the NPPG outweighs Policy CP3 of the Development Plan, are determined by the Planning Committee rather than under delegated authority. Members of the PAG supported this proposal following which the Portfolio Holder requested that a report be submitted to Cabinet for recommendation to Council.

22. **UPDATE ON HS2**

The PAG received a verbal update which provided an update on the HS2 Project and the Council's position in the light of its petition on the Scheme.

The update covered the following areas:

- Landscape Issues
- Hillingdon tunnel proposal for Colne Valley
- Petition Issues
- Hillingdon Outdoor Activity Centre
- Site Visit to Colne Valley
- Heathrow Express Sidings at Langley
- Legal Issues

RESOLVED that the update be noted.

23. **ANY OTHER BUSINESS**

None.

24. **EXEMPT INFORMATION**

"That under Section 100(A)(4) of the Local Government Act 1972 following item of business is not for publication to the press or public on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act."

(para 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information))

Part II Minutes

To receive the Part II minutes of the meeting of the PAG held on 27 November 2014.

The meeting terminated at 7.30 pm