

SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 25 June 2013

Present: Mr Reed (Chairman)
Mr Bagge, Mr Denyer, Mr D Dhillon, Mr Egleton and Mr Samson

Also Present: Mr Sandy and Mrs Woolveridge

Apologies for absence: Mr Lidgate and The Earl of Stockton

10. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The PAG received a report which provided Members with feedback on the results of the formal public consultation on the draft Affordable Housing Supplementary Planning Document and outlined the further changes that had been made to the document following the consultation.

The PAG were asked to advise the Portfolio Holder on whether to recommend to Cabinet that the Affordable Housing Supplementary Planning Document, set out as an appendix to the report, be adopted and that delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

In the discussion which followed, the PAG welcomed the changes which had been made to the document following the consultation process. Following a query, further clarification was provided on the use of an overage clause should it be determined that a scheme is not currently financially viable at the adopted policy affordable housing rate of 40% and that a reduced or zero contribution rate would be appropriate. The PAG noted that in such circumstances the Council would expect a robust independent financial viability assessment to be submitted.

In response to a query, Members' attention was drawn to paragraph 5.2 of the Supplementary Planning Document which had been added to prevent attempts by developers to avoid providing affordable housing by fragmenting their sites to create plots below the affordable housing threshold.

A request was made for information to be provided, following the meeting, on the number of developments which have had affordable housing provided on-site compared to the number of commuted sum payments that have been accepted by the Council.

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

1. the Affordable Housing Supplementary Planning Document be adopted;
2. delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

11. VALIDATION OF PLANNING APPLICATIONS

The PAG received a report which provided Members with feedback on the results of the formal public consultation on the draft 'Local Requirements for the Validation of Planning Applications' document and outlined the further changes that had been made to the document following the consultation.

The PAG were asked to advise the Portfolio Holder on whether to recommend to Cabinet that the 'Local Requirements for the Validation of Planning Applications' document, set out as an appendix to the report, be adopted and that delegated authority be given to the Head of Sustainable

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Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

It was noted that in the event of the Portfolio Holder agreeing to recommend to Cabinet that the Statement of Community Involvement document (agenda item 4) be adopted, the Portfolio Holder might wish to give consideration as to whether or not a Public Consultation Statement for major applications might also be referred to in the 'Local Requirements for the Validation of Planning Applications' document.

In the discussion which followed, the PAG welcomed the changes which had been made to the document following the consultation process. In response to a query, it was noted that the validation requirements checklist would need to be completed for every planning application. If there was something on the checklist which did not apply due to the type of application, the applicant would need to state that it is not applicable.

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

1. the 'Local Requirements for the Validation of Planning Applications' document be adopted;
2. delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

12. STATEMENT OF COMMUNITY INVOLVEMENT

The PAG received a report asking Members to advise the Portfolio Holder on whether to recommend to Cabinet the adoption of the new Statement of Community Involvement, which sets out how the Council will involve stakeholders and other interested parties in the planning process.

It was noted that in the event of the Portfolio Holder agreeing to recommend to Cabinet that the Statement of Community Involvement be adopted, the Portfolio Holder might wish to give consideration as to whether or not a Public Consultation Statement for major applications might also be referred to in the 'Local Requirements for the Validation of Planning Applications' document (agenda item 3).

The PAG welcomed the fact that that the revised statement had been designed to aid interpretation for non planning professionals by being shortened and written in Plain English.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that the new Statement of Community Involvement be adopted.

The meeting terminated at 6.48 pm