

Planning Policy Scrutiny Committee



Date	5 November 2007
Venue	Town Hall, St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman) Ben Aitken, George Caldwell, Michael Cornah, Maxine Chew, Kevin Eastham, Trevor Fiddler, Lyndsay Greening
Other Councillors	Elizabeth Oades, Heather Speak
Officers	Philip Woodward, Clare Platt, Paul Walker, John Cottam, Tony Donnelly, Mark Evans, Julie Glaister, Mark Sims, Lyndsey Lacey
Members of the Public	Tony McAteer- Erinaceous Planning Peter Liversidge - Kensington Developments John Hayfield - Newfield Jones Homes

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 23 October 2007 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Kevin Eastham for Councillor Keith Beckett.

4. Interim Housing Policy

Following deferment of this matter at the last meeting, a special scrutiny workshop was held to allow a full discussion on the proposed Interim Housing Policy. In addition, Tony Donnelly, Head of Planning (Policy), Mark Sims (Principal Planning Officer) and Julie Glaister (Principal Planning Officer) presented a comprehensive report to committee on the matter. John Cottam (Principal Housing Officer) also addressed the committee on the affordable housing element of the policy.

Mr Donnelly explained the reasoning behind the development of an Interim Housing Policy, outside the concept of the Local Development Framework. He added that the need stemmed mainly from the fact that a revised draft Regional Spatial Strategy (RSS) was now nearing completion and contained a much higher dwelling requirement for Fylde Borough (306 dwellings pa compared with 155 dwellings pa in the existing Joint Lancashire Structure Plan (JLSP)). This meant that Policy HL1 in the Fylde Borough Local Plan (As Altered) (Oct 2005) would cease to have relevance and some form of replacement policy was needed. Members were advised that the policy would inform future decisions on planning applications for housing.

Mr Donnelly indicated that the policy objectives were as follows:

1. To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.
2. To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.
3. To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
4. To provide housing in sustainable locations and which meets the Code for Sustainable Homes.
5. To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
6. To meet the above objectives without undermining the purpose and function of the future Core Strategy.

In brief, the report made reference to the consultation exercise recently undertaken. This included an appraisal of each matter raised in the questionnaire. The report also provided details of the generation of policy options; sustainability appraisal of the policy options; policy objectives appraisal of policy options; selection of the preferred policies for consultation together with details of off site provision and payment in lieu of affordable housing.

Members were asked to consider the development of two policies which could identify different approaches in the urban and rural settlements having regard in particular to the differences in the scale of development that would normally be expected in these locations.

Taking the above into account, three policy options had been drafted for application in the urban areas, and three for application in the rural villages. These were based on:

1. A delivery option: which has a bias towards delivery of higher housing numbers;
2. A sustainable option: which has a bias towards the provision of sustainable housing in terms of its location and construction;
3. A balanced option which combines some of the advantages of both.

The scrutiny committee examined all 6 options as well as the 'do nothing' option in each case to determine appropriateness and suitability.

Additional documentation relating to PPS3: Housing, programme management for the Local Development Framework and information on the sustainability appraisal was circulated at the meeting.

Following a lengthy and detailed discussion the Committee RESOLVED to recommend to Cabinet:

1. That all policy options (which include the preferred options as amended and attached) be agreed for the purposes of consultation with the general public and other relevant bodies.
2. That the draft Summary Sustainability Scoping Report be agreed for the purpose of consultation with the general public and other relevant bodies.
3. That the 'sustainability' and 'policy objectives' appraisals be agreed for the the purpose of consultation within the general pubic and other relevant bodies.
4. That arrangements for the provision of affordable housing as indicated be agreed for the purpose of consultation with the general public and other relevant bodies.
5. That for the purposes of the policy/ consultation, officers be asked to provide a clear definition of affordable housing and low cost market housing.
6. That as a result of the changes made to the preferred options, the Head of Planning - Policy in consultation with the Chairman and Vice-Chairman, be authorised to deal with any modifications required to the sustainability and policy objectives appraisals.

Balanced Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/ Wesham, Freckleton, Warton, Wrea Green, Staining, Elswick, Newton and Clifton as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005).
3. In respect of greenfield sites within settlement boundaries, the applicant is able to show:
 - a. the need for the development of the site (that there is less than a 5 year supply of land and that the current application would not increase the supply beyond 5 years); and
 - b. the development of the site would not significantly harm the character of the settlement.
4. In respect of proposals involving more than 100 dwellings, the application is either submitted as a mixed development scheme, or would otherwise help to deliver sustainable and mixed communities;
5. The density is in accordance with the requirements set out in PPS 3: Housing;
6. In respect of proposals involving 10 dwellings or more, the mix of housing types and sizes is in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document;
7. The dwellings will meet Level 3 in the 'Code for Sustainable Homes'.
8. In respect of proposals involving 9 dwellings or less (but not including proposals for affordable housing or low cost market housing** and conversions to dwellings of spaces above existing premises in defined town centres) a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
9. In respect of proposals of 10 or more dwellings, 30% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL;

10. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *
11. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

*

80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).

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to be defined

Sustainable Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Little Eccleston, Treales, Wharles, Weeton, and Singleton
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. The application site is a previously developed site;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed.
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *
8. The dwellings will meet Level 3 in the 'Code for Sustainable Homes.

*

80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).