

## **Local Development Framework Steering Group**

A meeting of Local Development Framework Steering Group was held on Tuesday, 12th July, 2011.

**Present:** Cllr Nigel Cooke, Cllr Phillip Dennis, Cllr Steve Nelson, Cllr David Rose, Cllr Mick Stoker, Cllr Steve Walmsley

**Officers:** D Bage, M Clifford, J Dixon, I Nicholls, Mrs J Palmer, C Straughan, Miss R Wren, Mrs R Young, Z Rothery (DNS); Mrs T Harrison (LD)

**Also in attendance:** No other persons were present

**Apologies:** Cllr John Gardner, Cllr Mrs Maureen Rigg and Cllr Michael Smith

### **LDF 8/11 Evacuation Procedure**

The evacuation procedure be noted.

### **LDF 9/11 Declarations of Interest**

Cllr Nelson declared a personal prejudicial interest in relation to....

### **LDF 10/11 Minutes of the meeting held on 14th June 2011**

Members were advised that the minutes had not been finalised so were not able to be agreed by Members.

AGREED that the minutes will be placed on the next agenda

### **LDF 11/11 Local Development Framework Members Steering Group Work Programme 2011 - 2012**

Consideration was given to the work programme for the Local Development Framework Steering Group.

Members were advised that information items would be put on each agenda and there would be a national policy update as a standard item.

AGREED that:

1. The work programme be agreed.
2. Information items and national policy updates will be standard items.

### **LDF 12/11 What is Stockton's Development Plan?**

Members were given a presentation which provided the background and purpose of Stockton's Development Plan

They were referred to a diagram on page 3 of a document entitled "The Local Development Framework Explained," which showed how the planning system works at local, regional and national level. It was explained that the current planning system consisted of policy documents and supporting documents:-

Policy Documents:

- Core Strategy (CS)
- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs).

Supporting Documents:

- Local Development Scheme (LDS)
- Statement of Community Involvement (SCI)
- Annual Monitoring Report (AMR)
- Sustainability Appraisal and Habitats Regulations Assessments (SA & HRA)
- Infrastructure Strategy (IS).

These documents fell into three categories

- Project Plans – the LDS
- Required - CS, IS, LDS, SCI, AMR, SA & HRA.
- Optional – DPDs & SPDs.

The stages in preparing Development Plan Documents were:-

- Pre-production
- Production
- Examination
- Adoption

Supplementary planning documents had fewer production stages:-

- Pre-production
- Production
- Adoption

Members were advised of the saved policies of the Stockton-on-Tees Local Plan adopted June 1997 and the Alteration Number 1 to the Local Plan adopted March 2006 and where they could be found.

Members were advised that in making decisions on applications for planning permission, the following had to be taken into account:-

- The abolition of the Regional Spatial Strategy
- Core Strategy (should encapsulate the Regional Spatial Strategy but may have to refer to it for detail)
- Supplementary Planning Documents
- Saved policies of Local Plan and Alteration Number 1
- Supplementary Planning Guidance.

Decisions could also be influenced by:

- New and emerging national planning policy
- Ministerial statements

But not:

- Emerging Core Strategy or Development Plan Document policies

However:

- Evidence produced for Local Development Framework could inform a decision

The Spatial Planning Team then briefly explained to members all of the various documents making up Stockton's Development Plan and that might need to be used in determining a planning application.

AGREED that the presentation be noted.

**LDF  
13/11**      **Core Strategy Policies 1 and 2 : Locational Strategy and Sustainable Transport**

AGREED that due to issues with the powerpoint presentation and the length of time taken with the previous item, this item will be presented at the next Local Development Framework Steering Group.

**LDF  
14/11**      **Local Development Framework: National Policy Update**  
**Consultation Paper: Planning For Traveller Sites**

**Changes to Annex B: 'Definitions' in Planning Policy Statement 3: 'Housing'**

Members were provided with a report, which advised that the Department for Communities and Local Government (CLG) had launched a consultation which sought views on a new draft planning policy statement for traveller sites. The final Statement would replace current policy set out in Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople. The consultation closed on 6 July 2011. The report set out the principle elements of the consultation and outlined how the authority had responded. Essentially the final Planning Policy Statement for Traveller Sites would help determine locally where provision would be made for Gypsy and Traveller sites.

Officers also advised that the Authority intended to prepare a Gypsy and Travellers site allocations development plan document.

**Changes to Annex B: 'Definitions' in Planning Policy Statement 3: 'Housing'**

Officers advised that Annex B of Planning Policy Statement 3: 'Housing' (PPS3) set out a number of housing-related definitions including in respect of affordable housing. CLG recently consulted upon a change to Annex B. The change introduced 'affordable rented housing' as a new category of affordable housing alongside the existing affordable housing categories of social rented housing and intermediate affordable housing. Following the close of the consultation PPS3 had been reissued incorporating the new definition.

AGREED that the report be noted.

**LDF  
15/11**      **Briefing paper on the Government's proposals for the Use Class Order and General Permitted Development Order**

Members were advised that the Coalition Government had announced its commitment to reforming the planning system so that it supported economic

growth.

Members were advised that the following consultations had been published:

- 'Relaxation of planning rules for change of use from commercial to residential: Consultation (8th April 2011)' – in this consultation the Government sought to relax the planning system to allow business (B1 use), industrial (B2 use) and residential premises (C3 use) to turn to residential uses.
- 'How change of use is handled in the planning system – tell us what you think: Issues Paper (25th June 2011)' – this issues paper provided a review of how the planning system dealt with change of use generally.

The report aimed to briefly explain the current change of use system, the potential changes to the system and the Council's response to these consultations.

The response of Council officers to the first consultation was summarised for Members. As the second consultation was still on-going officers had not yet responded to the review.

Members observed that the new proposals could allow a commercial unit to change to a residential property (C3 use) and then into a house of multiple occupation (C4 use), without the need for planning permission. This use had caused a number of problems in some parts of the Borough.

AGREED that the report be noted.

**LDF  
16/11**      **Core Strategy Development Plan Document (DPD) Review – Issues And Options Document Consultation Plan**

Members were provided with a report which outlined the planned consultation strategy in relation to the Core Strategy Review Issues and Options report.

Consultation had already begun and all documents would be on the Council's website, in all libraries (including mobile libraries) and paper copies would be given to all Members and any members of the public who requested them.

Information would also be on Twitter, BBC News website, Northern Echo and hopefully in the Evening Gazette and Herald and Post.

Officers would attend drop in sessions in the libraries around the Borough and were attending river users groups and Grindon Parish Council.

Viewpoint had also been consulted.

One Thousand questionnaires had been printed and there was also an on line version.

Officers had attended Parish Council Liaison Forum to encourage other Parish Council's to invite officers to meet with them for consultation however at the time of the meeting no other Parish Council's had requested a meeting.

Members were pleased with the extent of the consultation plan.

AGREED that the report be noted.

**LDF  
17/11**

### **Community Infrastructure Levy**

Members received a report which outlined the Community Infrastructure Levy, which had evidenced and underpinned an officer recommendation to adopt CIL as the principal funding for infrastructure. Originally a new planning charge it came into force on 6th April 2010 under the Community Infrastructure Levy Regulations 2010. It allowed local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money could be used to fund a wide range of infrastructure that was needed as a result of development. This included transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. However it required the setting of a levy which reflected the costs of the infrastructure, was proportionate, was sound and robust, and had been subject to consultation and testing by a specially appointed planning Inspector.

Planning obligations (private agreements between the local planning authority and the developer) would still continue to play an important role in helping to make individual developments acceptable to local planning authorities and communities. For example, new affordable housing would continue to be delivered through planning obligations rather than the levy. However, reforms had been introduced to restrict the use of planning obligations. Some of these had already come into effect and others would take effect from April 2014 (or as soon as a charging authority started to charge the levy). Most importantly, after April 2014, planning obligations could no longer be used as the basis for a tariff to fund infrastructure. The levy would be used as the mechanism for pooling contributions from a variety of new developments to fund infrastructure.

Members were advised on the procedure for setting the Community Infrastructure Levy charge, How the Community Infrastructure Levy would be applied and the relationship between the Community Infrastructure Levy and planning obligations.

AGREED that the report be noted.