

# Local Plan & Planning Policy Task Group

Notes of a Meeting of the Local Plan & Planning Policy Task Group held on the **31<sup>st</sup> March 2016**.

## Present:

Councillor Clarkson (Chairman);

Cllrs. Mrs Bell, Burgess, Clokie, Dehnel, Hicks, Shorter, Smith

In accordance with Procedure Rule 1.2(iii) Councillors Mrs Bell, Burgess, Dehnel, Hicks and Smith attended as Substitute Members for Councillors Mrs Blanford, Bennett, Galpin, Heyes and Michael.

## Apologies:

Cllrs. Bennett, Mrs Blanford, Britcher, Galpin, Heyes, Michael, Wedgbury.

## Also Present:

Simon Cole – Head of Planning Policy & Economic Development; Ian Grundy – Principal Policy Planner; Ashley Taylor – Principal Policy Planner; Jeremy Baker – Principal Solicitor- Strategic Development; Rosie Reid – Member Services & Scrutiny Support Officer.

## 1 Declarations of Interest

- 1.1 Councillor Clarkson made a Voluntary Announcement that he was a Director of A Better Choice for Property Ltd.
- 1.2 Councillor Shorter made a Voluntary Announcement that he was a Director of Kent Play Clubs and A Better Choice for Building Consultancy Ltd.
- 1.3 Councillor Clokie made a Voluntary Announcement that he was the current Chairman of the Hothfield Regeneration Task Group.
- 1.4 Councillor Hicks made a Voluntary Announcement that she lived in Magpie Hall Road.
- 1.5 Councillor Burgess made a Voluntary Announcement that he lived in Magpie Hall Road.

## 2. Notes of the Local Plan and Planning Policy Task Group Meeting held on 9<sup>th</sup> March 2016

- 2.1 The Task Group Members agreed that the Notes of the Local Plan and Planning Policy Task Group Meeting held on 9<sup>th</sup> March 2016 were an accurate record.

### **3 Local Plan Site Allocations – Draft Site Policies – Part 3**

- 3.1 The Principal Policy Planner (IG) introduced this item and advised that this was the third set of site policies seen by the Task Group and the final set of village sites for discussion. He explained that some of these were new sites which had not been submitted to the Task Group previously. Others were sites which had already been discussed and amended by the Task Group. He stressed that as these sites were going into the draft Local Plan, there would also be further opportunity for amendments after public consultation.
- 3.2 The Chairman advised that all sites had been discussed with the individual Ward Members.
- 3.3 Members discussed the draft site policies put forward in the report. They supported some of the policies, whilst others were highlighted as needing further amendments before being included in the draft Local Plan.

#### **Resolved:**

- i) **The Local Plan and Planning Policy Task Group agreed the draft site policies set out in the report for inclusion in the Draft Local Plan.**

### **4 Local Plan – Ashford Strategic Allocations – an overview**

- 4.1 The Head of Planning Policy & Economic Development introduced this item. He gave a presentation on the proposed large allocations on the urban edge of Ashford, and the options to meet the need for housing in strategic allocations. The next steps would be for detailed site policies to be presented to future Task Group meetings.
- 4.2 A member requested that more detail be presented to the Task Group on the pros and cons of various site allocation strategy models for the Local Plan.

### **5. Local Plan Delivery – Viability, Infrastructure and Community Infrastructure Levy**

- 5.1 The Principal Policy Planner introduced this item and gave a presentation on Local Plan Delivery, which covered:
- A recap on the need to demonstrate deliverability of the Local Plan;
  - Whole plan viability work;
  - Value areas map;
  - Initial scenario testing;
  - Key messages from scenario testing;
  - Current work;
  - Infrastructure delivery via S106 or CIL;
  - Potential CIL outputs;

- Next steps.

5.2 Members requested that copies of the presentations be circulated electronically.

## 6 Dates of Next Meetings

6.1 The dates of the meetings to the end of the current Municipal Year would be: -

13 <sup>th</sup> April	2pm	Council Chamber
25 <sup>th</sup> April	2pm	Council Chamber
11 <sup>th</sup> May	2pm	Council Chamber

Councillor Clarkson (Chairman)  
Local Plan & Planning Policy Task Group

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# Local Plan & Planning Policy Task Group

Notes of a Meeting of the Local Plan & Planning Policy Task Group held on the **13<sup>th</sup> April 2016**.

## **Present:**

Cllr. Bennett (Vice-Chairman in the Chair);

Cllrs. Mrs Blanford, Britcher, Burgess, Clokie, Hicks, Michael, Shorter, Wedgbury.

In accordance with Procedure Rule 1.2(iii) Councillors Burgess and Hicks attended as substitute Members for Councillors Galpin and Heyes respectively.

## **Apologies:**

Cllrs. Bartlett, Bradford, Clarkson, Galpin, Heyes.

## **Also Present:**

Cllr. Dehnel.

Simon Cole – Head of Planning Policy & Economic Development; Ian Grundy – Principal Policy Planner; Ashley Taylor – Principal Policy Planner; Richard Alderton – Head of Planning and Development; Jennifer Shaw – Housing Strategy Manager; David Jeffrey – Housing Enabling Officer; Rosie Reid – Member Services & Scrutiny Support Officer.

## **1 Declarations of Interest**

- 1.1 Councillor Burgess made a Voluntary Announcement that he lived in Magpie Hall Road.
- 1.2 Councillor Dehnel made a Voluntary Announcement that he was a Member of Kingsnorth Parish Council.
- 1.3 Councillor Hicks made a Voluntary Announcement that she was a Governor of Kingsnorth Primary School. She also made a Voluntary Announcement that she lived in Magpie Hall Road.
- 1.4 Councillor Shorter made a Voluntary Announcement that he was a Director of Kent Play Clubs and A Better Choice for Building Consultancy Ltd. He also made a Voluntary Announcement that he lived in Magpie Hall Road.
- 1.5 Councillor Wedgbury made a Voluntary Announcement that he was a Member of Kingsnorth Parish Council.
- 1.6 Members of the Task Group agreed that those Councillors who had declared that they were residents of Magpie Hall Road should be permitted to give their opinions at the meeting as this was a consultation paper.

## **2. Notes of the Local Plan and Planning Policy Task Group Meeting held on 31<sup>st</sup> March 2016**

- 2.1 The Task Group Members agreed that the Notes of the Local Plan and Planning Policy Task Group Meeting held on 31<sup>st</sup> March 2016 were an accurate record.

## **3 Strategic Site Allocations – South of Ashford Development Area – Site Policies**

- 3.1 The Head of Planning Policy and Economic Development introduced this item. He explained that it was proposed the Task Group would discuss large site allocations over the next few meetings. Today's meeting would focus on three proposed sites in the Kingsnorth area, and other proposed sites in the Borough would be brought to the next two Task Group meetings. He gave a presentation which covered the key principles used to shape the location and nature of the proposed allocations and policies, as well as the scale of allocations. He gave individual presentations on the three different sites in question and distributed comments from interested Members who were unable to attend.
- 3.2 During the following debate, Members expressed concern that the three sites should be considered holistically and that master-planning should be undertaken to bring all the involved parties together and provide a cohesive plan for future development in this area. The Head of Planning and Development stressed that a great deal of work had been undertaken in the consideration of the proposed sites in order to present cohesive proposals. The three sites had been considered in relation to each other and the existing development and every effort had been made to avoid the coalescence of settlements. He suggested that stronger illustrative material be provided to demonstrate how the proposals were part of a bigger picture. He also suggested that a workshop could be held as part of the consultation process, and that a site visit might be useful for Members.
- 3.3 In response to a question, the Head of Planning Policy and Economic Development confirmed that the Draft Local Plan would be submitted to Cabinet on 9<sup>th</sup> June, and therefore details would be in the public domain from approximately the beginning of June when papers were published. The eight-week consultation period would commence not later than 17<sup>th</sup> June.

### **Resolved:**

**That the Local Plan and Planning Policy Task Group agree the draft site policies set out in the report for inclusion in the Draft Local Plan.**

## **4. Government Consultation on Starter Homes and the Local Plan's proposed Affordable Housing Policy**

- 4.1 The Principal Policy Planner (AT) introduced this item. She said that the Task Group had agreed an affordable housing policy in February, on the understanding that it may need to be amended once the details of the Housing and Planning Bill had been finalised. The Government had recently published consultation on a framework for starter homes, which clarified the Government's likely future policy. It was proposed that the Council's affordable housing policy should be amended to reflect the consultation proposals. The key proposals which would impact on the draft affordable housing policy were laid out in the report, and the proposed revisions to the existing policy were included as an appendix.
- 4.2 One Member suggested that the maximum qualification age of 40 be removed, but the Head of Planning Policy and Economic Development explained that this age stipulation was part of the parliamentary bill, and was outside of the Council's control.
- 4.3 In response to a question, the Principal Policy Planner confirmed that starter homes would be provided by developers on site as part of the provision of affordable housing. Starter homes, and all other forms of affordable housing, were exempt from CIL contributions.
- 4.4 One Member asked that the final paragraph on page 19 should include reference to Singleton South as part of the Ashford Hinterlands area.
- 4.5 Another Member pointed out that page 22 should be amended to read that the Council would require the provision of affordable housing on all schemes promoting 10 dwellings or more, **or over 0.5ha.**

### **Resolved:**

**That the Local Plan and Planning Policy Task Group agree the draft policy presented (appendix 1) for inclusion in the Local Plan 2030, accepting that it may need to be reviewed prior to the formal submission of the Local Plan, once the regulations that support the Housing and Planning Bill have been finalised.**

## **5. Draft Design Quality Policy**

- 5.1 The Head of Planning Policy and Economic Development introduced this draft policy. He said it emphasised the importance of having a generic design quality policy in the Local Plan as a means of providing a raft of useful supplementary guidance. The suggested text would be similar to that used in the Core Strategy. The key change would be that more text would be provided in the supplementary documents detailing the design process the Council would expect developers and applicants to undertake. He explained that it was important to set down the design process so the Council could clearly demonstrate the importance of design quality in all developments.

- 5.2 A Member asked how the Council would ensure that build quality was equal to design quality, and the Head of Planning and Development said more information on this would need to be included. Members endorsed the importance of ensuring that build quality was maintained and monitored.

**Resolved:**

**That the Local Plan and Planning Policy Task Group agree the draft policy.**

## **6. Dates of Next Meetings**

- 6.1 The dates of the meetings arranged so far are:

25 <sup>th</sup> April	2pm	Council Chamber
11 <sup>th</sup> May	2pm	Council Chamber
23 <sup>rd</sup> May	2pm	Board Room

Councillor Bennett (Vice-Chairman)  
Local Plan & Planning Policy Task Group

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