

Local Plan & Planning Policy Task Group

Notes of a Meeting of the Local Plan & Planning Policy Task Group held on the **11th May 2016**.

Present:

Cllr. Clarkson (Chairman);
Cllr. Bennett (Vice-Chairman);

Cllrs. Mrs Blanford, Clokie, Galpin, Michael, Shorter.

Apologies:

Cllr. Britcher.

Also Present:

Cllrs. Burgess, Dehnel, Smith.

Ian Grundy (IG) – Principal Policy Planner; Ashley Taylor (AT) – Principal Policy Planner; Daniel Carter (DC) – Principal Policy Planner; Richard Alderton – Head of Planning and Development; Mark Chaplin – Principal Urban Designer; David Jeffrey – Housing Enabling Officer; 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.

2 South of Ashford Development Area

- 2.1 The Head of Planning and Development introduced this item. He explained that potential sites south of Ashford had been considered at the previous meeting and Members had questioned how these sites would be related to one another. The Head of Planning and Development gave a presentation on the key principles to development in the south of Ashford and the relationship between the three proposed sites.

3. Strategic Site Allocations

- 3.1 The Principal Policy Planner (IG) circulated comments from the Ward Member. He gave a presentation on three proposed sites and asked Members to note that these sites would be included in the public consultation exercise. Other issues would also be submitted to the Task Group in due course to agree an approach.

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 Community Infrastructure Levy – Preliminary Draft Charging Schedule Consultation – Proposed Rates

- 4.1 The Principal Policy Planner (AT) gave a presentation on this item, and covered background and context, evidence requirements and proposed rates. The Head of Planning and Development explained that this was a very simplistic system, which was in line with Government guidelines. He suggested that the wisest approach may be to maximise Section 106 contributions and use CIL as a top-up means. It was essential not to set CIL so high that it resulted in a lack of viability. In answer to a question, he confirmed that Parish Councils would receive 15% of CIL receipts relevant to their area, but if they had a Neighbourhood Plan in place they would receive 25%.

Resolved:

That the Local Plan and Planning Policy Task Group agree the proposed rates for inclusion in the consultation on the Community Infrastructure Levy Preliminary Draft Charging Schedule.

5 Date of Next Meetings

- 5.1 30th June 2pm Council Chamber
3rd August 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 **31st May 2016**.

Present:

Cllr. Clarkson (Chairman);
Cllr. Bennett (Vice-Chairman);

Cllrs. Mrs Blanford, Clokie, Michael, Wedgbury.

Apologies:

Cllr. Galpin.

Also Present:

Simon Cole – Head of Planning Policy and Economic Development; Daniel Carter – Principal Policy Planner; Richard Alderton – Director of Development; Jeremy Baker – Principal Solicitor (Strategic Development); Dean Spurrell – Communications and Marketing Manager; Rosie Reid - Member Services & Scrutiny Support Officer.

1 Declarations of Interest

- 1.1 Cllr Mrs Blanford made a Voluntary Announcement that she was a member of the Weald of Kent Protection Society and the Campaign to Protect Rural England.
- 1.2 Cllr Bennett made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society and the Tenterden and District Residents' Association.
- 1.3 Cllr Clarkson made a Voluntary Announcement that he was a Director of A Better Choice for Property Ltd and a member of the Weald of Kent Protection Society.
- 1.4 Cllr Clokie made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society and the Tenterden and District Residents' Association.
- 1.5 Cllr Michael made a Voluntary Announcement that he was a member of the Weald of Kent Protection Society.
- 1.6 Cllr Wedgbury made a Voluntary Announcement that he was a member of Kingsnorth Parish Council.

2 Notes of the Local Plan and Planning Policy Task Group Meeting held on 25th April 2016

- 2.1 The Task Group Members agreed that the Notes of the Local Plan and Planning Policy Task Group Meeting held on 25th April 2016 were an accurate record.

3 Ashford Local Plan 2030 – consultation arrangements

- 3.1 The Head of Planning Policy and Economic Development (HPP&ED) introduced this report, which was for Members' information. The consultation period would take place for eight weeks, following the Cabinet meeting on 9th June. Copies of the draft Local Plan would be placed in staffed exhibitions at strategic points around the Borough, and further publicity would be via formal notice and press releases in the media, radio, podcasts and social media.
- 3.2 In response to a question, the HPP&ED explained that it would be difficult to resource weekend exhibitions. Members noted that the timings of the weekday exhibitions were such that members of the public would be able to attend after work if desired. However, the HPP&ED agreed to give further consideration to weekend options.
- 3.3 One Member suggested that there should be more emphasis on the fact that the statutory consultation period was only 6 weeks, but the Council had decided to adopt an 8 week consultation period in order to give the public every opportunity to provide feedback.
- 3.4 Some Members expressed concern about the use of social media. The Communications and Marketing Manager advised that this method of publicity was mainly aimed at the younger generation. It was not intended to encourage debate with the Council, but just to be used to publicise the consultation opportunity. He considered that it was important to use as many methods of publicity as possible to reach the maximum number of people. He advised that leaflets would be deposited in various places throughout the Borough advertising deposit points where the full draft Plan could be read. Special packs would also be sent out to all parishes and urban forums.
- 3.5 Members questioned the rationale for the location of the exhibitions. The HPP&ED explained that the areas chosen were generally those areas where the main site allocations were situated. Areas taking forward Neighbourhood Plans had been avoided. Members suggested that parishes should be linked together in clusters, with one exhibition arranged per cluster. The HPP&ED said he would give further consideration to this point. There was some discussion about the difficulties of having a permanent unstaffed exhibition in a vacant unit in Park Mall, and it was agreed to reconsider this idea.
- 3.6 Members questioned the relationship between the draft Local Plan and Neighbourhood Plans. The HPP&ED explained that the draft Local Plan was used to set strategic policies for housing needs in the Borough, and Neighbourhood Plans gave local expression to how the necessary numbers could be met within a particular local area. Neighbourhood Plans must be in accordance with any emerging draft Local Plan. Members were concerned that not all parishes understood the relationship between the Local and Neighbourhood Plans, and the HPP&ED agreed to strengthen this point in the Local Plan. He also undertook to provide a briefing session for all Members.

4 Future Meetings Programme

- 4.1 The HPP&ED introduced this report, which proposed various topics to be considered by the Task Group during the Local Plan consultation period. The housing land supply and Otterpool garden village proposal were both important forthcoming issues, and the other three proposed strategies would give rise to implementation issues requiring consideration. Members were content with the suggested topics.

Resolved:

That the Task Group would discuss the proposed items at its meetings on 30th June and 3rd August 2016.

5 Ashford Local Plan 2030 – draft for consultation

- 5.1 The HPP&ED introduced this item. He reminded Members that the site policies and allocations had already been seen and agreed by the Task Group over recent months. However, he drew Members' attention to several issues that had been amended since consideration by the Task Group. These were the Housing Strategy, The Eureka Park Policy and Broadband Policy. He said that the Housing Strategy was the centrepiece of the Local Plan, and it was important that Members understood and accepted the Strategy and its implications. He also drew Members' attention to Policy SP2, and said this was a critical policy and any changes to this policy should be avoided or kept at a minimum. He explained that a total of 12,636 dwellings would be delivered in the Borough between 2016 and 2030. This figure was made up from the SHMA calculations, together with employment needs and London out-migration. A large proportion of the development locations had already been determined by planning decisions, where the Council had adopted a traditional approach. He advised that there were some risks associated with this approach and Members should be conscious of this when considering representations to amend numbers or the distribution.
- 5.2 The Director of Development reminded Members that any agreed changes would be made prior to the final submission of the draft Local Plan for examination. He considered there was a strong likelihood that re-consultation would be necessary, only on amended areas. He asked Members to email Planning Officers with any general points in relation to the Draft, but to wait until consultation began before feeding back concerns on specific areas.

6 Dates of Next Meetings

- 6.1 30th June 2pm Council Chamber
3rd August 2pm Council Chamber

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

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