

Local Plan & Planning Policy Task Group

Notes of a Meeting of the Local Plan & Planning Policy Task Group held on the 1st September 2016.

Present:

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

Cllrs. Mrs Blanford, Clokie, Galpin, Shorter.

Apologies:

Cllrs. Chilton, Michael, Ovenden, Smith.

Also Present:

Cllrs. Bradford, Burgess, Hicks.

Simon Cole – Head of Planning Policy and Economic Development; Richard Alderton – Director of Development; Ian Grundy (IG) – Principal Policy Planner; Carly Pettit – Policy Planner; Daniel Carter (DC) – Principal Policy Planner; Rosie Reid - Member Services & Ombudsman Complaints Officer.

1 Declarations of Interest

- 1.1 Cllr. Shorter made a Voluntary Announcement as he was a Council tenant farmer.

2 Notes of the Local Plan and Planning Policy Task Group Meeting held on 3rd August 2016

- 2.1 The Task Group Members agreed that the Notes of the Local Plan and Planning Policy Task Group Meeting held on 3rd August 2016 were an accurate record.

3 Local Plan & Community Infrastructure Levy Consultation update

- 3.1 The Principal Policy Planner (IG) and the Policy Planner gave a presentation to update Members on the Local Plan and Community Infrastructure Levy consultation. The presentation covered:
- Representations
 - Housing numbers and strategy
 - Site allocations in Ashford
 - Site allocations in Tenterden and villages
 - Topic policies
 - Omission sites

3.2 During and after the presentation, there was some discussion as follows:

- Members considered that improved broadband provision was desirable throughout the Borough. All new development should be required to provide a broadband conduit to every house, to enable the Post Office to lay the fibre connection. Members also noted that better provision was required for existing housing, including in the remotest areas of the Borough. It was agreed that this should be given a higher priority. Other types of provision, such as satellite, could also be considered.
- Members discussed taking a more robust approach with regard to development viability. It was noted that the Council did seek the advice of viability consultants and officers strove to secure the best deal available. However, their efforts were often undermined by national planning policy on viability which placed great significance on the ability of developers to deliver sites with a reasonable profit margin.
- The principal omission site representations were presented by officers. These were a mix of previously rejected 'site submissions' and new sites. The Policy Planner explained that officers would now reconsider rejected sites and check original submissions and earlier work undertaken, as well as considering new sites and proposals. The Head of Planning Policy and Economic Development reminded Members that all site proposals would be considered again by the Task Group in detail over the coming months. It was possible that some larger sites would be more appropriate for consideration under the next Local Plan as the anticipated build rate might mean that they were unlikely to come forward in the Plan period.
- The Head of Planning Policy and Economic Development suggested it was important to establish an overall strategy which would deliver the right number of houses, in the right areas. Such a strategy would provide guidelines and consistency for future development and be the basis for considering the omission site proposals.
- It was agreed that Ward Members should be invited to future Task Group meetings, as observers, when Local Plan proposals for their Wards were discussed. It was also considered that the relevant Parish Council's view should be available.

4 Five Year Housing Land Supply update

4.1 The Head of Planning Policy and Economic Development gave a presentation which covered:

- The technical position for authorities unable to provide a 5 year housing land supply;
- Lessons learned from recent appeals decisions and judgements to identify any consistent messages;
- Advice from Counsel ;
- Emerging 'direction of travel'.

- 4.2 The Head of Planning Policy and Economic Development advised that he would update Members on this topic at each forthcoming meeting. At the next meeting on 22nd September he would cover the review of the SHMA and the implications for the 5 year housing land supply, as well as the scope for potential additional allocations in the Local Plan.

5 Dates of Next Meetings

5.1	22 nd September	10am	Council Chamber
	27 th October	2pm	Council Chamber
	25 th November	10am	Council Chamber
	22 nd December	2pm	Council Chamber

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

Queries concerning these minutes? Please contact Rosie Reid:
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