
LOCAL PLAN MEMBER WORKING GROUP

Monday, 25th January, 2016

Present: Councillor Melissa Fisher (in the Chair), Councillors Judith Addison, Loraine Cox, June Harrison, Eamonn Higgins, Joyce Plummer and Kath Pratt

Apologies Miles Parkinson

1 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations declared at the meeting.

2 Apologies for Absence and Substitutions

An apology for absence was submitted on behalf of Councillor Miles Parkinson.

3 Introduction and Welcome

The Chief Planning and Transportation Officer introduced the inaugural meeting of the Local Plan Member Working Group. He referred to the planning documents required to deliver planning policy and informed the Panel that these would need to be updated to reflect Government policy as some dated back to 1996. He informed the Panel that the Development Plans were about project management.

Terms of Reference – Members were informed of the aims of the Working Group.

4 Member Training

The Chief Planning and Transportation Officer reported that the objectives of the training session were:

- to introduce Councillors to their role on the Working Group
- to introduce the key components of plan making and the Local Plan for Hyndburn
- to introduce the big issues which need to be addressed in order for Hyndburn to produce a robust plan.

The Chief Planning and Transportation Officer advised that the role of the Members was to listen to all views and to balance the needs of the whole of the borough on the basis of fairness and equality in order to produce robust plans. He referred to the importance of providing plans to ensure that housing/building was viable and delivered.

He explained that planning in England was policy-led and reported that Development Plans comprised of the Hyndburn Local Plan and any neighbourhood plans in the area. In respect of National Policy he reported that this consisted of the National Planning Policy Framework, the National Policy Statement and Planning Practice Guidance.

National Planning Policy Framework & Planning – He reported that the National Planning Policy Framework explicitly stated the planning policy role as being able to help achieve sustainable development. He indicated that at the heart of the National Planning Policy

Framework was a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking.

The Chief Planning and Transportation Officer reported on the National Planning Policy Framework key principles and that the Local Plan should meet objectively assessed needs (OAN) with sufficient flexibility to adapt to rapid change. He explained that there was also a duty to co-operate with an introduction to the Localism Act which required Councils and public bodies to engage constructively, actively and on an ongoing basis in relation to planning for strategic issues and to work collaboratively.

Local Plan Key Content - He reported that a plan should include vision, strategic objective and a delivery strategy. He gave details of the documents included in the Hyndburn Local Plan including the Core Strategy, the Accrington Area Action Plan, the Development Management DPD and the Site Allocations DPD. Other policy documents included Neighbourhood Plans and Supplementary Planning Documents (SPDs). He also gave details of the processing and supporting documents.

Members expressed concern about:

- proposed developments being located on green belt and green field sites without sufficient encouragement of developers to use brownfield sites.
- the importance of rebuilding and regenerating the central urban areas
- the price of new builds being unaffordable for some residents of the borough.
- the proposal for increasing the number of new builds in the borough even though population figures had not increased in Hyndburn and there did not seem to be a need for additional housing.

Members were informed of the key stages of the different Local Plan documents; that the Core Strategy and Accrington Area Action Plan had both been adopted in 2012; that the Development Management DPD consultation draft would be complete in February 2016; that evidence gathering for the Site Allocations DPD would continue in 2016. He reported that some important parts of the Hyndburn Evidence Base had recently been completed. He referred to the importance of the Strategic Housing Need Assessment and the Strategic Housing Land Availability Assessment to the process of plan making.

The Chief Planning and Transportation Officer reported that it was their aim to retain the population of Hyndburn and prevent migration to other neighbouring areas and consequently there was a need to provide a choice of housing so that people would be more likely to remain in the borough. He referred to the expenses associated with developers building on brownfield sites.

5 Development Management DPD

The Principal Planning Officer referred to stage 1 (consultation draft) of the Development Management DPD and that the purpose was to set a detailed policy framework that would be used to determine planning applications and which would benefit decision makers. He gave details of the content of the Development Management DPD and the policies it included.

6 Objectively Assessed Need (OAN) for development and Plan Targets

The Chief Planning and Transportation Officer reported that the objectively assessed need (OAN) for development and plan targets was part of the evidence based work. Hyndburn evidence on the OAN included:

- The Strategic Housing Market Assessment completed in 2014 and partially updated in 2015.
- Employment land study completed in January 2016.
- Retail study currently underway with the anticipated completion by April 2016.
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He indicated that a new plan target for the OAN would be likely to be a major issue on future agendas.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed