

---

# LOCAL PLAN MEMBER WORKING GROUP

---

**Monday, 11th July, 2016**

**Present:** Councillor Loraine Cox (in the Chair), Councillors Melissa Fisher, Stewart Eaves, Eamonn Higgins, Kath Pratt and Paddy Short

**Apologies** Councillor Judith Addison

---

## **1 Apologies for Absence and Substitutions**

An apology for absence was submitted on behalf of Councillor Judith Addison.

## **2 Declarations of Interest and Dispensations**

There were no declarations of interest submitted at the meeting.

## **3 Minutes of the Last Meeting held on 25th January 2016**

The Minutes of the last meeting of the Local Plan Member Working Group held on 25<sup>th</sup> January 2016 were submitted for approval as a correct record.

**Agreed** - **That the Minutes be received and approved as a correct record.**

## **4 Introduction & Welcome**

The Principal Planning Officer welcomed Members to the first meeting of the Local Plan Member Working Group in the municipal year of 2016/17. He referred to the documents that the Members would need to give consideration to and outlined the reason for each document. He explained that the terms of reference for the Working Group were for Members to advise and comment on the Local Plan documents including:

- The Core Strategy
- Accrington Area Action Plan
- Development Management DPD
- Site Allocation DPD

Other policy documents included the Neighbourhood Plans and Supplementary Planning Documents (SPDs). The supporting documents included the Sustainability Appraisal and Evidence Base documents. The Process Documents included the LDS, Annual Monitoring Report and the Statement of Community Involvement.

## **5 Local Development Scheme/Programme of Work 2016-2017**

The Principal Planning Officer referred to the Local Development Scheme Programme of Work 2016/17 and reported that the work had been completed in accordance with the timetable. In respect of the timetable for 2016/17 he reported that there had been a slight slippage but that the final adoption date would remain for the Development Management DPD.

The Chief Planning and Transportation Officer reported on the importance of being able to demonstrate to the Inspector that all documents had been completed correctly.

The Principal Planning Officer advised on the following key matters for 2016/17:

- DM DPD publication 'consultation and subsequent, submission to Planning Inspector.
- A possible examination in public
- Variety of evidence base work to complete (including green belt assessment)
- Commencement of internal discussions on issues of OAN and site allocations

## **6 Development Management DPD Update**

The Principal Planning Officer reported on the Development Management DPD and explained that this document set out work statements in more detail and was split into two stages. He reported on the purpose of the document and how it would be used for the determination of planning applications. He indicated that the Supplementary Planning documents would be adopted by the Council in the future. He explained how amendments had been made to the document and referred Members to the track changes which were evident to show how this had been done. He reported that the document had eight chapters and contained 3 policies which were cross cutting throughout the whole of the document. He referred to the need for careful town centre planning and the types of issues to be considered whilst doing this and the need for a policy on community infrastructure including schools and public houses. Consideration should also be given to matters such as telecommunication masts, housing policies, heritage assets, design policy, greenbelt policy.

Members made the following suggestions:

- That there be a choice of housing new build types.
- That consideration be given to concerns about properties which become empty as a result of people moving into the newly built properties.
- That consideration be given to demolishing a proportion of old terraced housing no longer used as a result of people moving to new builds and that policies incorporate regulations on how to deal with environment affected in this way.

The Chief Planning and Transportation Officer reported that guidance notes on the current policy had been compiled a long time ago and were in need of modernisation. He reported a Plan Viability Study was already underway. He advised members that the screening of Development Management policies would need to be completed, a consultation statement produced and that a report on the document would be submitted to the August Cabinet and September Council meetings.

## **7 Retail Evidence**

The Principal Planning Officer reported that Peter Brett Associates had been commissioned to carry out a retail study in December 2015 in order to update the previous Retail Study which had been undertaken in 2005. He referred to the key aims of the Study including health checks, household survey of local shopping patterns and completing a qualitative assessment of retail. He reported that they had found that there was more than enough retail floor space. The Qualitative Assessment found that there was a need to improve and expand consumer choice and a need for provision in Rishton and Clayton Le Moors for convenience retail facilities. Recommendations included: no need to identify sites for convenience goods/retailing and the best opportunity for meeting comparison goods

retailing requirement would be land to the north of the Arndale Shopping Centre. In addition the Retail Study included advice on managing threats/creating opportunities.

## **8 Housing Land Evidence**

The Principal Planning Officer reported on the Housing Land Evidence based document. He indicated that the Strategic Housing Market Assessment (SHMA) had been published in 2014 and a partial updated published in December 2015. He reported that a consultancy had completed a piece of work to produce evidence for the policy.

Members were also advised on the draft Strategic Housing Land Availability Assessment (SHLAA) which is a technical study and not representative of Council policy and is an assessment of what could be developed in the borough. He reported that 206 sites had been looked at with 146 sites part of the assessment. Each site had been listed under one of three categories:

Category 1 – potential first 5 years

Category 2 – 5 – 10 year period

Category 3 – Not currently developable but maybe within 15 years

Within Hyndburn only 10% were viable units within the first five years. The key message from the document was that there was a significant housing supply issue and consequently there was a need to look at using the greenbelt and therefore a Greenbelt assessment would have to be undertaken. The aim was to seek greater clarity on category 3 sites. The key items for the Working Group to consider therefore were:

- The land supply position
- Linkage of housing supply/demand
- Level of housing considered achievable

## **9 Huncoat Masterplanning**

The Chief Planning and Transportation Officer referred to the Huncoat Masterplan. He reported that in the Core Strategy were 3 policies one of which included the strategic employment site. The aim was to develop a large employment site but pointed out that development of this had been delayed. He explained that the site had originally been allocated on land on which the former Huncoat Power Station was located but due to concerns submitted by residents the site allocation had been changed to land on which the former colliery site was situated. In conjunction with the allocation of the site for housing, Lancashire County Council had proposed a new link road. Development of the site had been prevented due to problems with the land owner and pointed out that there was no policy in place to take the proposal forward. He informed Members of the strategic importance of creating a policy that would do this. He indicated that a brief would have to be prepared which would be a major piece of funding for this work. He indicated that he would keep Members informed.

## **10 Date of Next Meeting**

The Principal Policy Officer and Chief Planning and Transportation Officer referred to the importance of Member contributing to discussions and helping to create and define the policies and documents of the Local Plan. Members were informed that reports were due to be submitted to Cabinet in August and Full Council in September. Members requested an additional meeting to enable them to submit comments and discuss the various documents of the Local Plan.

**Agreed**

- That the next meeting of the Local Plan Member Working Group be held on Wednesday 10<sup>th</sup> August 2016.

Signed:.....

Date: .....

Chair of the meeting  
At which the minutes were confirmed