

## SCRAIP Report

Planning, Transport and Development Overview and Scrutiny Committee Recommendations for New and Amended Local Plan Site Allocations 20, 22 & 28 Jan 2015



Meeting, Date & Minute	Recommendation	Executive Decision Maker	Action Expected Outcome	Response	Lead Officer
PTD.141216.116.2	2. That the Head of Planning and Development be recommended to inform those who responded to the Regulation 18 consultation on the draft Local Plan, using the most cost effective method, how their responses have been included in the amendments to the draft Local Plan.			In accordance with the adopted Statement of Community Involvement, all representations to the Local Plan are acknowledged at the time of receipt and again at the point of validation. All comments made are publically available on the portal. When the plan is amended at any stage in its development as a result of representations, everyone who has commented, and all those on the consultee database are informed. Information is also disseminated to all those on the consultee database via the Planning Viewpoint newsletter when this is published. The next edition will be published in advance of the 20 Jan Committee meeting.	Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.116.3	3. That the Planning, Transport and Development Overview and Scrutiny Committee recommends to Cabinet that the infrastructure delivery policies are amended as per the proposals in Appendix A of the Development Management and Infrastructure Delivery Policies report of 16 December 2014 and that the policies are approved for regulation 19 consultation subject to consideration of the following:  a) That the Cabinet Member for Planning, Transport and Development be recommended to, should dialogue with Southeast Water fail, seriously consider the option of taking the matter up with the regulator.			Agreed. Southern Water is currently responding to infrastructure requests as part of the IDP work.	Rob Jarman; Cheryl Parks; Sue Whiteside

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PTD.141216.116.4	4. That the Planning, Transport and Development Overview and Scrutiny Committee approved the care home policy as proposed in the Development Management and Infrastructure Delivery Policies report of 16 December 2014.	Cabinet Member for Planning Transport and Development		Noted	Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.1161a	<p>1. That the Planning, Transport and Development Overview and Scrutiny Committee recommend to Cabinet that the development management policies are amended as per the proposals in Appendix A of the Development Management and Infrastructure Delivery Policies report of 16 December 2014 and that the policies are approved for regulation 19 consultation in July 2015 subject to consideration of the following recommendations:</p> <p>a) That the Development Management and Infrastructure Delivery Policies report be circulated to all councillors by the Head of Planning and Development and any further representations from councillors be expressed via their group's spokesperson to Cabinet at its meeting on 14 January 2015;</p>	Cabinet Member for Planning Transport and Development		Noted and agreed. The report and appendices were circulated by email to all elected members on 6 January 2015 with a request to forward any comments or representations via the group leaders to the Cabinet meeting on 14 January 2015.	Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.1161b	1. That the Planning, Transport and Development Overview and Scrutiny Committee recommend to Cabinet that the development management policies are amended as per the proposals in Appendix A of the Development Management and Infrastructure Delivery	Cabinet Member for Planning Transport and Development		For larger schemes, S106 agreements are already used to ensure sustainable travel plans are provided as part of the development with contributions secured to ensure their provision. These agreements are monitored for compliance by the Council which has legal powers to secure compliance with the S106 agreement. The relevant tests set out in paragraph 204 of the NPPF and Regulation 122 of the CIL Regulations	Rob Jarman; Cheryl Parks; Sue Whiteside

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	<p>Policies report of 16 December 2014 and that the policies are approved for regulation 19 consultation in July 2015 subject to consideration of the following recommendations:</p> <p>b) That the Cabinet Member for Planning, Transport and Development be recommended to implement a strategy to make use of Section 106 agreements to ensure travel plans are robust and implemented by developers.</p>			<p>are required to be met. For smaller schemes, where requested by the Highways Authority or where considered necessary and fulfilling the tests set out in paragraph 206 of the NPPF, planning conditions can be attached which are enforceable by the Council.</p> <p>It is therefore considered that there is already a mechanism in place to ensure, where required, that travel plans are robust and implemented by developers.</p>	
PTD.141216.1161c	<p>1. That the Planning, Transport and Development Overview and Scrutiny Committee recommend to Cabinet that the development management policies are amended as per the proposals in Appendix A of the Development Management and Infrastructure Delivery Policies report of 16 December 2014 and that the policies are approved for regulation 19 consultation in July 2015 subject to consideration of the following recommendations:</p> <p>c) That the Cabinet Member for Planning, Transport and Development be recommended to make the following amendment to point 3iii of policy DM13 to strengthen the intent:</p> <p>Development proposals must:</p> <p>3iii Demonstrate that development in, or likely to adversely affect, in particular where a number of developments are</p>	Cabinet Member for Planning Transport and Development		Agreed. Wording will be amended as suggested.	Rob Jarman; Cheryl Parks; Sue Whiteside

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	likely to result in a cumulative impact, that Air Quality Management Areas incorporate mitigation measures to reduce impact to an acceptable level, in line with the borough’s air quality action plan.				
PTD.141216.1161d	<p>1. That the Planning, Transport and Development Overview and Scrutiny Committee recommend to Cabinet that the development management policies are amended as per the proposals in Appendix A of the Development Management and Infrastructure Delivery Policies report of 16 December 2014 and that the policies are approved for regulation 19 consultation in July 2015 subject to consideration of the following recommendations:</p> <p>d) That the Cabinet Member for Planning, Transport and Development be recommended to make the following amendments to points 1 and 3 of policy DM29 – Leisure and community uses in the town centre:</p> <p>1 The development, including in combination with any similar uses in the locality, should not have a significant impact on local amenity, including as a result of noise and hours of operation.</p> <p>3 The wording be amended to allow for greater flexibility to maintain the vibrancy of the primary shopping area.</p>	Cabinet Member for Planning Transport and Development		<p>DM29 – Proposed amendments:            1) Agree. Wording will be amended accordingly.            3) Delete existing point (3).</p> <p>Propose amendment to DM27 – Primary shopping frontages (2) as follows:            “2. The proposal is for a professional and financial services use (A2), a cafe; and restaurant use (A3), a drinking establishment (A4), <u>a community use (D1) or a leisure use (D2)</u> and would not result in the percentage of ground floor retail (A1) floorspace in the frontage block in which the development would be located falling below 85%.”</p>	Rob Jarman; Cheryl Parks; Sue Whiteside

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PTD.141216.118.1	1. The Cabinet Member for Planning, Transport and Development be recommended to circulate the final draft of the Landscape Capacity Study to all councillors at the earliest possible date in January 2015 and provide copies for the members library to facilitate a full and informed discussion of the study at the committees meeting of 20 January 2015.	Cabinet Member for Planning Transport and Development		Completed	Deanne Cunningham; Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.118.2	2. That the Planning, Transport and Development Overview and Scrutiny Committee noted the update on the Landscape Capacity Study and agreed the draft document be brought back to committee for approval at the 20 January 2015 meeting.	Cabinet Member for Planning Transport and Development		The meeting on 19 January went ahead as planned and from it there was clear cross party appetite to build on the completed capacity study to further refine landscape protection policy in the emerging local plan. At the Overview and Scrutiny meeting on 20 January reference was made in the officer report (page 14,15; para 1.3.9 and 1.3.10 of the report pack) to how the study had been used in the site assessment work resulting in the site allocation proposals contained in the report. There will be further engagement, and also additional work in the coming months, details of which will be shared with Members at it develops.	Deanne Cunningham; Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.119.1	The Planning, Transport and Development Overview and Scrutiny Committee note the contents of the Agricultural Land Classification Survey and made the following recommendations:  1. That the Head of Planning and Development consider applying the use of Agricultural Land Classification studies to any pending sensitive solar farm planning applications.	Cabinet Member for Planning Transport and Development		The recent Agricultural Land Classification studies were only conducted on specific sites: some of the Regulation 18 sites, and on the some of the most recent sites that have been put forward as part of the call for sites. This was not a borough wide survey and therefore the information would not cover any pending solar farm planning applications unless on land proposed for housing development in the emerging Local Plan. Use could be made of the information on the MAGIC website which illustrates post 1998 classifications. <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a> Alternatively further specialist advice could be sought from consultants to assist in determination of such applications as and when they arise.	Rob Jarman; Cheryl Parks; Sue Whiteside

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PTD.141216.119.2	2. That the Head of Planning and Development make copies of the Agricultural Land Classification Survey and any previous studies in this area available to all members in the members library and provide any relevant email links to reports.	Cabinet Member for Planning Transport and Development		Agreed. Officers are working with colleagues in IT to digitise the 1990's MAFF survey work into GIS to allow for a more comprehensive digital mapping layer to be created covering both the old and new studies. Officers will also make available a paper file copy of each study for reference in the Members library.	Rob Jarman; Cheryl Parks; Sue Whiteside
PTD.141216.119.3	3. That the Head of Planning and Development provide details, to the committee, of the percentage of land classified as Best and Most Versatile (BMV) in the borough.			The Council does not have details of the percentage of Best and Most Versatile agricultural land across the Borough as a whole. The 1994 survey and the recent survey focussed on specific sites.  Post 1988 information can be found on the MAGIC website. <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a>	Rob Jarman; Cheryl Parks; Sue Whiteside