

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE  
held on 27 September 2018**

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**PRESENT -**

Councillor Graham Dudley (Chairman); ; Councillors David Reeve (appointed as Vice-Chairman with the agreement of the Committee), Michael Arthur MBE, Steve Bridger, Chris Frost, Tina Mountain, Martin Olney, Humphrey Reynolds and Vince Romagnuolo (as nominated substitute for Councillor Rob Geleit)

Absent: Councillor Rob Geleit

Officers present: Damian Roberts (Chief Operating Officer), Amardip Healy (Chief Legal Officer), Ruth Ormella (Head of Planning), Karol Jakubczyk (Planning Policy Manager), Wai-Po Poon (Senior Planning Policy Officer) and Sandra Dessent (Democratic Services Officer)

**24 QUESTION TIME**

No written questions were submitted and one member the public asked a question at the meeting.

**25 DECLARATIONS OF INTEREST**

No declarations of interest were made by Councillors regarding items on the agenda.

**26 MINUTES OF PREVIOUS MEETING**

The Minutes of the Meeting of the Licensing and Planning Policy Committee held on 10 July 2018 were agreed as a true record and signed by the Chairman.

**27 THE REVISED NATIONAL PLANNING POLICY FRAMEWORK**

The Committee received a report summarising the principle headlines and resulting key messages in the newly published National Planning Policy Framework and the implications for the Borough Council in relation to the emerging Local Plan.

The two key messages were:

- (1) The importance of robust and up-to-date evidence to support and inform local plan policies and decision making

- (2) The necessity of working with other local planning authorities to respond positively to strategic issues, with the objective of ensuring that unmet housing need is met in full

The main features that had the potential to affect the Borough Council's policies and decision making processes were considered and discussed, as follows:

- The government have reinforced the standard methodology for calculating the OAHN which currently stands at 579 units per annum for at least the next 10 years.
- As the definition for affordable housing has changed, the Council will no longer be able to pursue an affordable housing contribution for smaller sites. Whilst there is recognition of the importance of smaller sites in delivering new housing, it was no longer possible to seek affordable housing contributions for developments of 10 dwellings or fewer.

It was recognised that lack of affordable housing had long been an issue in the borough and pressure to increase density was greater some areas compared to others and that had a knock on effect on issues such as parking. The Committee was informed that the Transformation Master plan had the potential to expose issues that hadn't previously been considered.

- Through the Housing Delivery Test the Council will carry the burden of housing delivery in the borough necessitating the need to negotiate with developers to ensure that they don't hold back on building on suitable sites. This will require the Borough to explore all of the available planning tools to secure the delivery of new housing across the Borough.
- The Committee discussed potential mechanisms to facilitate housing delivery including working closely with the Planning Committee to monitor planning applications; reviewing the Council's policies that relate to the length of time developers are allowed to start development following planning approval; investigating the introduction of additional viability assessments and the use of Compulsory Purchase Orders (CPOs).
- The government is committed to delivering more new homes, faster, and places great emphasis on the optimal use of land (particularly brownfield sites) and promotion of increased density and upward extensions.

The prospect of introducing starter homes as part of the housing mix was discussed, however it was noted that their suitability as a form of affordable housing was limited (under 40's only who could only have access to particular mortgages) and unlikely to be affordable for those on the housing register.

- A new approach to viability – The Council is obligated to prepare robust evidence on development viability and set deliverable, affordable housing

targets and policies. Where the proposal is considered viable and supported by evidence the developer will be expected to make contributions towards affordable housing, unless they can clearly establish market changes.

Accordingly, the Committee:

- (1) Received the revised National Planning Policy Framework and noted the possible implications for the Borough Council in terms of the emerging Local Plan and the determination of development proposals considered through the Development Management Process;
- (3) Agreed the future decisions accord with the revised National Planning Policy Framework.

*The meeting began at 7.30 pm and ended at 8.45 pm*

COUNCILLOR GRAHAM DUDLEY (CHAIRMAN)