

EAST DEVON DISTRICT COUNCIL

Minutes of a meeting of the Strategic Planning Committee held at Knowle, Sidmouth on 27 November 2017

Attendance list at end of document

The meeting started at 2.00pm and ended at 3.27pm.

***16 Public speaking**

The Chairman welcomed everyone present to the meeting. There were no members of the public present.

***17 Minutes**

The minutes of the Strategic Planning Committee meeting held on 6 November 2017 were confirmed and signed as a true record.

***18 Declarations of interest**

Cllr Jill Elson, Minute *21 - Community Infrastructure Levy Working Party minutes
Interest - Personal
Reason: Governor and Chair of Resources Committee at Exmouth Community College

Cllr Ian Hall, Minute *21 - Community Infrastructure Levy Working Party minutes
Interest - Personal
Reason: Chairman of Cloakham Lawn Sports Centre

Cllr Mike Howe, Minute *21 - Community Infrastructure Levy Working Party minutes
Interest - Personal
Reason: Ward Member for Clyst Valley

***19 Matters of urgency**

There were no matters of urgency identified; however the Chairman advised Members that there would be an additional meeting of the Committee held on 14 December 2017 regarding the Villages Plan.

***20 Section 106/Community Infrastructure Levy Contributions – Annual report 2016/17**

The Committee considered the Section 106 Monitoring Officer's report updating Members of the progress made in respect of planning obligation matters between April 2016 and March 2017 and outlining the final contributions received by the Council, where these had been spent and the balance of unspent monies at the end of the last financial year. The report also detailed a summary of Community Infrastructure Levy (CIL) potential income, monies due and collected at the year end 2016/17. Attention was drawn to the graphs within the report showing the projected CIL income by financial year, which would fluctuate as and when large scale housing developments commenced, and also the cumulative CIL income over the Local Plan period, which highlighted how many years it would take for the CIL pot to grow to the extent that large scale projects could be afforded.

Members noted that the figures within the report were proactively monitored to aid delivery of infrastructure by ensuring all obligations were met and any associated spend was in accordance with the specified infrastructure need.

In response to a question raised, the Service Lead – Planning Strategy and Development Management advised that delivery of infrastructure relating to education was included on the Council's Regulation 123 list and therefore the relevant body needed to submit bids in order to obtain CIL funds.

RESOLVED: that Section 106/Community Infrastructure Levy Developer Contributions Annual Report 2016/17 be noted.

***21 Community Infrastructure Levy Working Party minutes**

The Committee was asked to consider the recommendations of the Community Infrastructure Levy Working Party meeting held on 9 November 2017. The agendas and associated papers from the Working Party meeting held on both 8 September and 9 November had been included to provide background information.

The Chairman of the Working Party, Councillor Mike Howe, briefly outlined the process the Working Party had undertaken and their recommendations. The Service Lead – Planning Strategy and Development Management reported that nine applications had been submitted, however one of those had not met the initial criteria and therefore eight applications had been scored. As none of the applications had met the required threshold of a score of 50, the top 25% had been presented to the Working Party for consideration.

The recommendations of the Working Party were:

1. that as none of the Community Infrastructure Levy funding bids submitted had sufficiently met the criteria in this year's round of bids, largely due to the poor quality of the bids submitted (despite many of the projects being worthy and important), and the relatively limited amount of CIL that had been received so far, that no money be allocated to CIL bids in 2017;
2. that the CIL funding applicants be advised of the recommendations of the CIL Working Party and that these would be reported to Strategic Planning Committee to be held on 27 November 2017 for agreement;
3. that the CIL funding bid application process be reviewed, taking into account the comments of the Working Party and any recommendations from the SWAP audit, and a revised funding bid process for 2018 be agreed.

Points raised during discussion included:

- Disappointment expressed that Devon County Council had failed to submit a bid that met the threshold largely because of a lack of supporting evidence despite having the supporting evidence required. Concerns were raised about the consequences this would have on the schools affected;
- Concern was raised that self-build exemptions would mean that smaller communities lost out on CIL funds. In response, the Service Lead advised that those undertaking self-build projects were required to submit evidence over time to prove that they were legitimate self-builds – should they fall foul of the criteria the property would become liable for CIL;
- Concern raised that the blame would be placed on the District Council for a lack of delivery of infrastructure, rather than the body/agency responsible;

- Tipton St John School was proposed to be re-located to Ottery St Mary, which had received considerable growth over the last few years, and therefore the school was required to enable development;
- Clarification was sought as to why the application for a children's play area in Offwell had not met the criteria. The Service Lead advised that the application had not demonstrated how it would help to deliver an allocation in the Local Plan. It was noted that when the funding bid process was reviewed that this needed to be made clearer in the guidance in order to manage expectations;
- Members would need to make difficult decisions in respect of CIL spending in the future and whether or not to borrow funds to forward fund infrastructure that were the responsibility of other bodies/partners. However even if the Council did decide forward funding there were still only limited resources;
- It was intended that the CIL Working Party would be reconvened in the spring 2018 to review the CIL funding bid process.

RESOLVED:

1. that as none of the Community Infrastructure Levy funding bids submitted had sufficiently met the criteria in this year's round of bids, largely due to the poor quality of the bids submitted (despite many of the projects being worthy and important), and the relatively limited amount of CIL that had been received so far, that no money be allocated to CIL bids in 2017;
2. that the CIL funding applicants be advised of the recommendations of the CIL Working Party and that Members concerns be raised with Devon County Council regarding their approach to the funding bid process;
3. that the CIL funding bid application process be reviewed at the next meeting of the CIL Working Party, taking into account the comments of the Working Party and any recommendations from the SWAP audit, and a revised funding bid process for 2018 be agreed;

***22 Recommendations from Overview Committee**

The Committee discussed and noted the following recommendations of the Overview Committee from their meeting on 5 October 2017:

that a report be presented to the Strategic Planning Committee, in consultation with the Development Management Team which:

- a) *Details the enhanced economic evidence and intelligence input from the Economic Development Team including advice on planning applications;*
- b) *Identified the practical advantages of closer working between Economic Development and Development Management functions;*
- c) *Explores means by which the positive economic impact of planning policy be maximised. Details the enhanced economic evidence and intelligence input from the Economic Development Team including advice on planning applications;*
- d) *Identified the practical advantages of closer working between Economic Development and Development Management functions;*
- e) *Explores means by which the positive economic impact of planning policy be maximised.*

A further report would be brought to the Committee when the LEP Productivity Plan was finalised so that implications of the Plan on the recommendations above could be assessed.

***23 Brownfield Land Register**

The Committee considered a report presented by the Service Lead – Planning Strategy and Development Management summarising details of the Brownfield Land Register, which the Council was required to publish by the end of the year and review annually.

Members noted that the Register was required to be kept in two parts:

- Part 1 – included suitable sites for housing which had a realistic prospect of coming forward. Inclusion of the sites on the register did not give any formal status or permission in principle;
- Part 2 – included sites, if any, granted permission in principle. This was a new status that Councils could give to land and buildings that established in principle that a site would be suitable for dwellings. It was for individual Councils to decide whether or not they wished to grant any permissions in principle subject to consultation and meeting other procedures in the regulations. At this stage it was not recommended that this Council grant any permissions in principle for reasons detailed in the report.

The need to work with agencies to bring forward suitable brownfield sites for development was raised during discussion.

RESOVED: that the Brownfield Land Register report be noted.

Attendance list

Committee Members:

Councillors

Phil Twiss - Chairman

Graham Godbeer – Vice Chairman

Mike Allen

Susie Bond

Colin Brown

Jill Elson

Ian Hall

Mike Howe

Geoff Jung

Rob Longhurst

Philip Skinner

Brenda Taylor

Mark Williamson

Also present (present for all or part of the meeting):

Councillors:

Brian Bailey

David Barratt

Paul Carter

Alan Dent

Paul Diviani
Peter Faithfull
Roger Giles
John O’Leary
Tom Wright

Officers present (present for all or part of the meeting):

Ed Freeman, Service Lead – Planning Strategy and Development Management
Shirley Shaw, Planning Barrister
Hannah Whitfield, Democratic Services Officer
Mark Williams, Chief Executive

Chairman Date.....