

**EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING**

Held at 7:30 p.m. on
Tuesday 01 September 2020

Vide remote/virtual means on the Zoom.us information systems (IS) platform.

MEMBERS PRESENT:

Councillors: R Allen, Chairman, Mrs C Allen, Ms J Duplock,
B Granger*** and K Lapsley.

In attendance:

Town Clerk: Mr ME Jackson.
Office Clerk: Mrs C Houghton
Members of public: Nil.

- 20/013** The Chairman greeted colleagues, thanked them for attending this virtual meeting and then proceeded to the agenda.
Noted and received.
- 20/014** *To receive apologies for member absence.*

Cllr Mrs C Coe gave advance notice of apologies for absence in writing with a good reason as recorded by the Town Clerk.
Resolved: to accept the Cllr Coe's apology as tabled and recorded.
- 20/015** *Declarations of interests. To receive disclosures of member's interests, i.e. the existence and the nature of those interests in respect of items on this agenda.*
None.
- 20/016** *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 11 August 2020.*
Resolved: to accept as a true record, the minutes of the meeting of the 11 August 2020 as tabled and circulated to members prior to the meeting.
- 20/017** *Planning applications/correspondence received as a Town Council 'statutory consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities (LPAs) respectively or relevant source, for the following:*
- a. 20/00632/FUL – Breach Lane Farm – hard standing & storage container, (retrospective).
No Consultee Comments.
 - b. 20/00726/HOU – 55 Belle Vue Rd – outbuilding to rear of property.
No Consultee Comments.
 - c. 20/00840/HOU – 13 Balmoral Rd – 2 storey side & single storey rear extns.
No Consultee Comments.
 - d. 20/00806/TPO – Earl Shilton Town Council – QEII the Hall Field tree works.
Noted and received – (application on behalf of the Town Council itself).

e. *Relevant late applications/correspondence received since this agenda was set.*

i) 20/00807/HOU – 30 Avenue South –single storey rear extension.

No Consultee Comments.

ii) 20/00816/OUT -32 Heath Ln – demolish garage erect 2 det'd dwellings.

Consultee Comments submitted to the LPA as follows:

ESTC's neutral Consultee's comment is to request that HBBC Planning Officers explore the possibility of an alternative motor transport ingress/egress to the two dwellings; i.e. could access be arranged/granted through the ongoing Avant Homes development of Shelton Village rather than the narrow black pad to Heath Ln?

*** Point of Order: Cllr B Granger joins the meeting at 7.55 p.m. with apologies to the Chairman as he is having technical problems with his smart 'phone.

20/018 *To discuss in detail the Council's response to the Government 'Planning White Paper'. Corporate responses from local councils have been invited by Ministers to reach Central Government by late September 2020. The Cttee Chairman has agreed this may be a plenary session for all Members of the Town Council due to the possible significant doctrinal changes to Planning Law should the White Paper be enacted as a whole or in part.*

The Cttee Chairman led the discussion by giving members a background and overview of this proposed fundamental change of how local the planning system may be structured in the future. For example: the current planning system has grown organically out of the 1947 Town & Country Planning Act as a discretionary rather than a rules based system. The point being it slows down the planning and approval lead time cycle which is of no advantage to any stakeholder.

Local Plans by Local Planning Authorities (LPAs) will by law be simplified to decide on 3 categories of land development as follows:

- *Growth Areas* - suitable for substantial development.
- *Renewal Areas* – suitable for some development, even densification.
- *Protected Areas* – just what it says, e.g. *green belt*.

Along with all other English Town and Parish Councils ESTC have been invited to complete a Ministry level survey.

Members through the Cttee Chairman were invited to make their constructive comments as to what points they would like to see woven into any ESTC survey response and this is the list:

1. Parish & Town Neighbourhood Plans (NP). Members welcomed the inclusion of some mention of NPs being retained and linked to the revised Local Plan system however make these points too:

- If Local Plans are simplified and streamlined on a rules basis then NPs should be too and harmonised/synchronised to dovetail

perfectly with Local Plans so as to carry more force of law and not as likely be overruled as they are perceived to be currently.

2. Specific Infrastructure Levy (IL). ESTC will support this change from s.106 contributions and CIL if:
 - There are strict rules as promised that don't allow a developer to backtrack with *reserved matters* and obfuscation about revised viability.
 - Flexibility in favour of IL spending rules in favour of Town and Parish Councils. The latter are fed up with being told of the long list of what they can't spend the money on!
 - Clawback time limits in favour of developers should not be allowed.
3. Notification of an Application and right to speak at a LPA decision meeting. If 5 or more residents, a Parish or Town Council and an elected Ward/Division/Parish member 'calls-in' an application they should be invited to speak rather than have to apply to speak. Parish & Town Councils status as *Statutory Consultees* should be strengthened and, if ignored LPAs should be sanctioned to give true meaning to 'localism'.
4. Community Right of Appeal to the Planning Inspectorate. If rules and procedure are going to be simplified then so should appeal procedures and not just for large developers with deep pockets. Groups of Residents (say 10 or 20 by application to the LPA) and or Town & Parish Councils should be able to appeal to the Planning Inspectorate at no cost or at a reasonable fixed cost.
5. Affordable Housing (AH) and major housing developments. Once a limit has been fixed; given that recommended central/local government guidelines have been fairly applied and viability agreed; there should be no retrospective reduction of the numbers, types and quality of AH that are built without delay irrespective of any form of '*reserved matters*' submitted by the developer.
6. Land (options to build) Banking by developers of proposed major housing schemes. If LPA's are held to account for a 5 year land supply and conjointly for the numbers of houses built or not then so should large scale developers. Under any new rules based system *Land Banking* by developers should be obviated by strict rules of time limits for options, the definition of what constitutes progress with the start of a development, e.g. dwellings completed targets from application approval date not just bulldozing some random turf. Additionally, allowing extensions for options to the same developer should be the exception rather than the rule.

Resolved: to allow the Town Clerk to complete the Ministry survey on behalf of ESTC incorporating points 1 to 6 above and to print, if possible, the final draft submitted to central government.

Confidential Items – in accordance with the Public Bodies (Admissions to Meetings) Act 1960, the press and public will be excluded from the agenda items below by reason of the confidential nature of the business to be discussed and will be requested to withdraw. Members will resolve to go into Private Session. *Not applicable.

20/019 To consider the issues/updates from the Cttee Chairman/Town Clerk/Members or others regarding late relevant confidential items received since this agenda was set.
***None.**

Last Item

The Chairman closed the meeting at 8.32 p.m. thanking members for their attendance and contributions.