



Planning & Economic Development Overview and Scrutiny Panel

Commencing: 6.00pm
15 November 2004
Bourne Hill
Salisbury

MINUTES

Present

Councillor P D Edge (Chairman)
Councillor Mrs E Chettleburgh (Vice Chairman)
Councillor A Peach
Councillor Mrs J Green
Councillor Ms Mallory
Councillor I Tomes
Councillor Randall
Councillor Mrs Spencer

In Attendance

E Teagle (SDC)
J Meeker (SDC)
D Simmons (SDC)
S Draper (SDC)

Apologies

None

Public/Observers

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83. Public Questions/Statements

There were no public questions or statements

84. Councillor Questions/Statements

There were no Councillor questions or statements

85. Minutes

The minutes of the meeting of 9 August 2004 were agreed as a correct record and signed by the Chairman.

86. Declarations of Interest

There were no declarations.

87. R2 Update Report

The Development Contributions Officer presented his previously circulated report to the panel. During a discussion the following points were raised:

- Once money had been allocated for a project it would be held permanently for that project. This effectively meant that the expiry date of those funds would be removed.
- Members wished to be informed as to how much money was returned to developers. The officer informed members that it was the intention never to return any money. However, on average about 10% of money was returned to developers as it had not been spent. He stated that the new database did allow him to keep track of how much money has been returned. Members could request this information whenever they wanted to see it.
- A member felt that although the geographical area in which R2 money could be spent was being widened it needed to be widened still further. Parishes should also have some say over where the money was donated to if it went to an adjoining parish.

- Members felt that the survey, which the officer would undertake in 2005, to try and prove the need for indoor as well as outdoor facilities was crucial.
- A member felt that there should be more flexibility about how funds are split between child, youth and adult provision. The officer explained that according to the standard against which the need for the R2 was measured, the money must be split in this way. If it was not apportioned according to those guidelines developers could challenge the need to gather all the money in the first place.

RESOLVED –

1. That the officers be thanked for all their hard work during this review.
2. That a final report on the R2 review be brought to the panel meeting in December for adoption.

The Officer informed members that he intended to take a report to Cabinet in January proposing that the limit up to which officers could approve the release of R2 money be extended from £5,000 - £30,000. This was with the proviso that any release of funds over £10,000 would be undertaken in close consultation with the ward member. Members felt this to be an excellent proposal.

RESOLVED

1. It be recommended to Cabinet that the upper limit up to which officers could approve the release of R2 funds be approved.
2. That the Chairman of the area committees be consulted as to whether or not they would like this report to go to their area committee.

88. Protection of Retail Outlets in Rural Settlements

The Principal Planning Officer presented a briefing note to members outlining the policy currently in place and the plans to develop a future policy to address as many concerns as possible that members had expressed about the existing policy. This briefing note is attached to these minutes for reference.

Members felt that this policy needed to achieve a balance whereby genuinely unviable businesses be allowed to close but businesses which could potentially be able to remain open were made to consider all possibilities before a change of use was granted. It was agreed that this would require very careful wording to achieve the desired aims.

Where members refused a change of use because they did not feel the business was unviable they needed a policy in place to back this decision up.

Members also expressed a desire to have a range of shops in each village however, it was acknowledged that this would not always be possible.

Members felt that the Action Area Plans and the Community Plans would be an excellent way of highlighting the need for a variety of services in particular areas.

Members acknowledged that there are many factors which affect the viability of businesses including staffing and business rates and that not all of these could be overcome by planning law.

89. 2004/5 Work Programme

The Chairman introduced the 2004/5 work programme and invited comments from members on individual items.

Churchfields Review: Councillor Ms Mallory, as Chairman of the Churchfields review working group, informed the meeting that the working group had met. The group had previously been concerned about the strict timetable of the report that would be going to Cabinet as it did not seem to give them much time to get involved. However, as this Cabinet report had been indefinitely deferred the working group now had more scope to undertake their own review.

Local Development Frameworks – The Chairman informed members that the Principal Planning Officer would be reporting to scrutiny in December outlining the Local Development Scheme. As members felt that all councillors could benefit from training on this new framework the Head of Forward Planning and Transportation stated that some proposals for training members would be included in the December report.

Review of the Changes Made to Development Control – The Chairman informed the meeting that the Head of Development Services would be submitting a report to scrutiny in December for noting. The Chairman informed members that this report was the 6 month review that the Head of Development Services had promised following the changes made earlier in the year.

The potential for another hotel and conference centre in Salisbury City – Councillor Mrs Chettleburgh and Councillor Peach volunteered to form the working group for this review. They agreed to liaise with the officer to arrange the first meeting of this group.

90. Date of the Next Meetings

The next meeting will be held on **Wednesday 8^h December 2004.**

The meeting closed at 1935hrs