

Minutes

Meeting of : Planning and Economic Development Overview and Scrutiny Panel
Meeting held in : Committee Room 2, The Council House, Bourne Hill, Salisbury
Date : Monday 3 July 2006
Commencing at : 6.00 pm

Present:

District Councillors

Councillor P D Edge – Chairman

Councillor Mrs E A Chettleburgh – Vice-Chairman

Councillors Mrs J A Green, A G Peach and I R Tomes

Apologies: Councillors L Randall, J Rodell and Mrs C A Spencer

Officers

Dave Neudegg (Policy Director), D Milton and Elizabeth Burt (Development Control), S Draper and L Mertens (Democratic Services)

194 Public Questions/Statement Time:

There were none.

195 Councillor Questions/Statement Time:

There were none.

196 Minutes:

Resolved – that the minutes of the last meeting held on 23 May 2006 and of the special meeting held on 15 May 2006 (both previously circulated) be approved as a correct record and signed by the Chairman.

197 Declarations of Interest:

There were none



198 Chairman's Announcements:

The Chairman raised the issue regarding the announcement of UK Land Forces (UKLF) to relocate away from their current Wilton base to Andover. He stated that this potentially would have significant implications for the District and especially for the forthcoming LDF, which is seeking to develop policies which maintain viable and sustainable communities.

199 Update on Agreed Scrutiny Reviews for 2006/7:

Rural Sustainability Review – Scrutiny Support Officer, Lindsay Mertens informed the Panel that the review group would be holding an interview session on 7 July 2006 with an independent expert who works as a local authority peer mentor for rural issues. The session had been arranged in order to gain an independent opinion on some of the initial conclusions formed during the review, and to investigate any further areas that would be beneficial for inclusion in the review. Following the session, a discussion paper would be drawn up assimilating the information gathered during the review so far. As agreed at a previous panel meeting, this paper would then be sent to parishes, inviting them to participate in a consultation exercise.

City Centre Management Review – Scrutiny Support Officer Lindsay Mertens informed the panel that the initial desk research stage of the review had been initiated, and some information had been given to members of the review group for their early consideration. It was hoped that a meeting of the review group would be arranged within the next few weeks.

Hotel Review – Cllr Peach informed the panel that the hotel review, considered by the panel at its previous meeting, would be considered at the Cabinet meeting of 12 July 2006.

Major Developments and Economic Development Strategy Reviews – Scrutiny Support Officer reminded the panel that these reviews were scheduled to commence later in the year, when the Rural Sustainability Review had been advanced.

(nb. The panel received an update on the CCTV review under agenda item 10)

200 Update on Planning Policy R2

As requested at the Panel meeting of 23 May 2006, members received a presentation from Forward Planning Officers on the current status of the above planning policy.

The main points raised during the presentation and the ensuing discussion were:

- Policy R2 of the Salisbury District Local Plan ensures that developers contribute an amount of money dependant on the size of the dwelling(s) proposed to ensure that recreational needs of parishes can be met – specifically through the provision of land or outdoor facilities.
- The need for more outdoor space and facilities was established in the last survey of the district, and the policy has now been in place for approximately ten years.
- Policy R2 has been a success story – over the time it has been in place approximately £1.4 million pounds has been collected and invested in outdoor facilities for the district.
- Some larger developments do not commute funds but actually provide community facilities, however on the whole, R2 funds are collected and then passed to parishes for use.
- There are reasons to justify a broadening of the policy – the R2 system has been so successful that some parishes are finding it hard to spend the funds allocated to them, which can result in funds expiring and being returned to the developer. This is not beneficial to the community and the possibility of widening the policy so that funds can be spent on a wider array of facilities is therefore a valid consideration.
- As part of the LDF process, a thorough review of Policy R2 is taking place. Research is being undertaken to establish legal parameters and to benchmark best practice of other local authorities.
- One idea that is being investigated is the central place or 'hub' theory, which would see developer contributions being collected and ring fenced for certain areas of the district which fall around a natural 'hub' location, eg. Tisbury. Funds would then be put towards facilities within this wider area, with the purpose of providing all parishes surrounding the 'hub' with accessible facilities. It is thought that such an approach would be particularly beneficial for some of the smaller parishes that have no room for development and therefore rarely see investment in community facilities.
- The key element to the success of policies such as R2 is that developer contributions must be collected for use on projects that relate to the original development. However, in addition to the provision of outside space this could include such things as improvements to public transport and the environment, conservation of buildings of architectural or historical interest and provision of on-site or off-site

recreational facilities. The Forward Planning Team is also actively investigating the possibility of putting developer contribution funds towards community safety and culture and leisure facilities.

- The government is currently undertaking its own review of developer contributions. It is possible that a planning gain supplement tax may be placed on land for development. Should this be implemented it would see funds commuted from the developer to the Treasury, with the majority then being distributed back for use at a local level.
- Now is the time to look into changing the policies of the local plan in order to further benefit the district and the Forward Planning Team is committed to doing this. There is an opportunity to review and push the boundaries with some of the council's policies, however there is also a need to show diligence and make sure that policies stand up to challenge.
- The Forward Planning Team are looking to consult on their initial ideas and options in the early autumn, and will come to P&ED as part of the process. It is anticipated that consultation may take the form of forums, drop in sessions and a road show across the district. It is hoped that it will also be possible to align the consultation with the next parish liaison meeting later in the year. There will then be a formal publication of issues and options for the LDF in the winter.

Resolved – That the update be noted.

(nb. The Rural Sustainability scrutiny review, commissioned by the P&ED panel, is also taking account of the above matter and will contribute to the LDF process investigating the possibility of broadening policy R2).

201 Update on Salisbury Vision Work

As requested at the meeting of 23 May 2006, the panel considered a written update (previously circulated) from Policy Director Dave Neudegg on the progress of the Salisbury Vision work.

The Policy Director informed the panel that an initial set of issues for the Salisbury Vision work to address was presented at a public consultation event in May, at which approximately 200 people attended. Some very informative comments were put forward at the meeting in May and it was found that the original aims and objectives of the Salisbury Vision were broadly in line with the needs and expectations for the city and its residents. An assessment of Churchfields Industrial had also been undertaken as part of the Vision to establish if there were any quick wins that could be considered for the industrial estate and it was found that there were none at this time, and options for Churchfields would continue to be considered within the overall timescales of the Vision project. The consultation feedback, including the review of Churchfields, was recently considered by the Salisbury Vision steering group and as yet, there were no formal decisions to be made. Panel members noted that Cllr Mrs Chettleburgh and Cllr Mrs Green both sit on the steering group and attended the most recent meeting (Cllr Mrs Green as the Independent group representative).

Further to the presentation of the Policy Director, the following comments were made:

- The Vision objectives (as contained in appendix 1) lack the word 'promote'. This should be used more readily in reference to the city of Salisbury.
- The Vision exercise should not be seen as a wish list, but moreover a realistic way forward for the city of Salisbury.
- It is important to work in partnership with other organisations in the city. The Salisbury Vision is looking to establish the right way forward for the city and it is important to gain support for this progression, both from large organisations and hard to reach groups.
- The Salisbury Vision has been undertaken to benefit not only the citizens of the city, but also those of the whole district who come to visit the city and use the facilities on offer. It is just as important to sell the vision to the rural communities as it is to the residents of the city.
- The council owns a large amount of land in the city. It is important to look at ways to generate income from the council's assets in order to make investments and positive changes in the city. The Salisbury Vision is looking to outline the opportunities for improving the vitality of the city and establish the steps that need to be taken towards achieving these aims.

The Policy Director summarised the discussion and noted that, as work progresses, the Panel would play an important role in scrutinising matters as they develop.

Resolved - that the report be noted.

202 Review of the future of CCTV in South Wiltshire

Scrutiny Support Officer, Sara Draper, updated the panel on the status of the CCTV review, explaining that it was very near finalisation. The officer explained that the review had been broken down into sections, as previously requested by the members, and each section had been worked upon further and emailed to members of the panel for their approval. As requested by the members, information giving a comparison between the CCTV service at Salisbury District Council and other local authorities had been sought, but there was a delay in obtaining the information, which had just been received prior to the meeting. The officer explained that once this had been incorporated a completed version would be emailed to all members for their final comments, and asked that members supply any feedback as soon as possible to allow for finalisation of the review.

203 Cabinet Work Programme

The Panel considered the Cabinet work-programme items relating to the Planning and Economic Development Overview and Scrutiny Panel (previously circulated).

Resolved – that the Cabinet work-programme be noted.

204 Date of Next Meeting

Members noted the previously agreed date of 21 August 2006 for the next Panel meeting.

*The meeting closed at 7.05 pm
Public in attendance - nil*