

Minutes

Meeting of : Planning and Economic Development Overview and Scrutiny Panel

Meeting held in : Meeting Room, City Hall, Salisbury

Date : Monday 14 April 2008

Commencing at : 6.00 pm

Present

District Councillors: C Spencer (Chairman), L Randall (Vice Chairman), R Britton, C Hill (substituting for G Wright), J Holt, G Jeans, J King (part only), J Launchbury, J Noeken and G Wright.

Apologies: Councillors R Beattie, J Spencer and J Walsh

Councillor Peter Edge was also present in his role as Portfolio Holder for Economic Development.

Officers: Lindsey Brown (City Centre Manager), Graham Gould (Salisbury Vision Project Manager), Stephen Thorne (Head of Development), Jade Hibberd (Democratic Services Officer) and P Trenell (Democratic Services Officer).

63. Public Questions/Statement Time:

There were none.

64. Councillor Questions/Statement Time:

Councillor King made a statement with regard to the Local Development Framework (attached at appendix 1).

Resolved: That Councillor King's statement be circulated to Service Unit Heads for Planning and Economic Development and to the Chairman of the Overview and Scrutiny Coordinating Committee.

65. Minutes:

Resolved: that the minutes of the meeting held on 19 March 2008 (previously circulated) be approved as a correct record and signed by the Chairman.

66. Declarations of Interest:

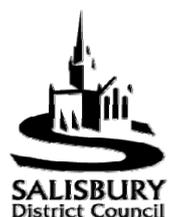
There were none.

67. Chairman's Announcements:

There were none.



Awarded in:
Housing Services
Waste and Recycling Services



68. Salisbury Vision:

The panel considered the previously circulated report of the Salisbury Vision Project Manager. During the ensuing discussion the following points were raised:

- That any revenue generated by projects within the Salisbury Vision should be retained for investment within Salisbury district;
- With reference to the announcement of the Highways Agency on 10th of April 2008 that there were to be no significant improvements to the A303, members noted that the sub-standard capacity of the A303 is a direct threat to the future vitality and viability of Salisbury and requested that a plan to address the problem be included in the forthcoming Vision transport and movement strategy;
- Members requested a diagram or chart detailing the financial interdependence of projects within the Vision.

Resolved:

- 1) That the 'Salisbury Vision Final Document' be noted;
- 2) That the comments of the Planning and Economic Development Overview and Scrutiny Panel be forwarded to Cabinet.

69. Sustainable Rural Communities Review:

The panel considered the previously circulated report of the Sustainable Rural Communities Scrutiny Review Group. During the discussion the following points were raised:

- Members strongly hoped that the Local Development Framework would reflect the ambitions and concerns detailed in the rural review, especially with regard to the retention and development of local businesses;
- The importance of retention of pub and hotel car parks in rural areas;
- The importance that parking remain free of charge in rural areas to help prevent the loss of rural businesses.

Resolved:

- 1) That the report be endorsed;
- 2) That a letter be sent to Service Unit Heads within the planning and economic development portfolios highlighting the points raised by members at the meeting (attached at appendix 2).

70. Local Validation Checklist:

The panel considered the previously circulated report of the Area Team Leader and the Development Control Support Manager.

Resolved:

- 1) That the report be noted.

71. Scrutiny Update:

The panel received a verbal update on ongoing scrutiny reviews from the Scrutiny Support Officer. It was intended that the results of the Voice and Choice survey would be circulated to Scrutiny Review Group members in the week following the meeting and that progress would be made on the review before the next meeting of the panel in June 2008.

72. Cabinet Forward Plan:

The panel considered the previously circulated Cabinet Forward Plan for December 2007 to March 2008 with a view to bringing relevant items to future meetings of the Planning and Economic Development Overview and Scrutiny Panel. It was agreed that the feasibility study on the redevelopment of the Maltings and Central Car Park would be considered by the panel when available.

73. Urgent Item – Presentation from the Head of Development Control:

The committee considered a verbal presentation from the Head of Development Control. The Chairman informed the panel of a meeting taking place in the Assembly Room at Devizes Town Hall on 24th April 2008 from 6:00 pm at which the arrangements from development control under Wiltshire Council would be discussed. She urged members to attend.

Resolved: That:

- 1) the points made at the Area Chairs and Vice Chairs meeting (attached at appendix 2) be endorsed by the Planning and Economic Development Overview and Scrutiny Panel and circulated, together with resolutions 2,3 and 4, to all members in advance of the meeting in Devizes on 24th April;
- 2) the panel feels it is essential that every unitary council member should have a seat on a planning regulatory board;

- 3) the panel have very serious reservations about the option of a single planning committee for the whole of Wiltshire;
- 4) the panel strongly supports the principle of two regulatory boards for development control in South Wiltshire;
- 5) the comments of the Planning and Economic Development Overview and Scrutiny Panel be forwarded to Councillor Fred Westmoreland in his role as Chairman of the Joint Overview and Scrutiny Transitional Board Scrutiny group for Development Control.

74. Urgent Item – Christmas in Salisbury 2008:

The panel considered the previously circulated report of the Economic Development Manager. Lindsey Brown, the City Centre Manager, addressed the panel. There was a feeling that the current level of spending was low compared to the city's competitors.

Resolved:

- 1) That the report be noted;
- 2) That the Planning and Economic Development Overview and Scrutiny Panel support option four as outlined in the report.

*The meeting closed at 19:33 pm
Public in attendance – 0*

Statement from Councillor King to Planning and Economic Development Overview and Scrutiny Panel – 14th April 2008

**Planning & Economic Development Overview and Scrutiny Panel,
19 March 2008 - EXTRACT MINUTE:**

“49. Consultation on the Local Development Framework (LDF) Core Strategy Preferred Options:
The panel received a verbal presentation from the Senior Planning Officer and considered the previously circulated report of the Planning Officer. During the discussion the following issues were raised:

- Commendation for the scope of the document and recognition of its importance;
- A belief that it will be very difficult to find space for an extra 7,500 houses within the city limits; #
- A desire for earlier consultation with both District Councillors and Parish Councils. Specific reference was made to the lack of consultation on the Topic Papers which inform the Core Strategy; ##
- Concern that Salisbury district appears to be getting a disproportionately high share of the houses to be built in the South West region;
- A desire for the findings of Sustainable Rural Communities review to be considered by the Forward Planning & Transportation Unit as part of the LDF consultation process;
- A feeling that the document was not easily accessible for either councillors or members of the public due to the frequent use of obscure or technical terms; ###
- Concern that place names are used frequently in the document without clear definition of the geographic area to which the names refer;
- Dissatisfaction with the amount of promotion and notice given for the public consultation meeting in Downton;
- The need for a clear overview of the forward planning process to be available for district councillors, Parish Councils and members of the public demonstrating how the various reports and consultation processes interrelate.”

NOTES re Minutes

The stated number of houses within the City is more properly about 3,150 than as claimed.

Also, the stated target of 60% building on brownfield sites is NOT possible.

The housing within the City Boundary as currently warded and as likely to be parished is at Churchfields 1150, Fugglestone (north-west) 1250, Ford (north-east) 500 and sundry brownfield sites 400 in the city.

Separately and recently, there has been a statement that LDF was dealt with at Cabinet in December and sent to Councillors for consultation. There are inaccuracies in this statement.

Per the Cabinet Agenda for 05 December 2007 “now that we have received this information [from Our Place in the Future] the job of analysing and interpreting the information and incorporating it into potential policies starts.....

[per papers for Agenda Item 8 - there is no mention of Addenda to the Topic Papers]

Recommendations – Cabinet notes the results of the consultation and awaits the analysis of the data in the preferred options report which will be brought before Cabinet in January....”

At the January Cabinet – the relevant motion states “that the Preferred Options is approved for release for public consultation on 31st January 2008. Hard-copies have only been produced for Cabinet members due to the bulk. [As it happens, the Preferred Options were not released until 28th February, a month later.]

This Committee restates its request for earlier consultation with both District Councillors and Parish Councils

LDF Topic Papers and Addenda as well as the Consultant’s Reports are technical and that briefing papers should be prepared. The Statement of Community Involvement states at para 4.3d Evidence “that briefing papers will be prepared on technical issues”.

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To: Eric Teagle, Stephen Thorne

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Date: 17th April 2008

Regarding: Rural Development

I write on behalf of the Planning and Economic Development Overview and Scrutiny Panel. At their meeting of 14th April 2008 the panel considered the final report of the Sustainable Rural Communities Scrutiny Review Group. During the discussion a number of points were raised which the panel felt to be worthy of highlighting to yourself and the officers within your unit.

Members commented on the connections between the scrutiny review and the forthcoming Local Development Framework, and expressed a strong hope that the LDF would reflect the ambitions and concerns detailed in the rural review, especially with regard to the retention and development of local businesses.

In addition, members emphasised the importance of retaining pub and hotel car parks in rural areas, and the importance that all parking in rural areas remains free of charge in order to help prevent the loss of rural businesses.

The preservation of our rural areas is vitally important not only to Britain's landscape, but also to its culture. It is an area where both development control and forward planning and transportation can have a positive impact. With that in mind, I hope that the recommendations of the Sustainable Rural Communities Review will be taken to heart.

Yours sincerely,



Cllr Catherine Spencer
Chairman
Planning and Economic Development Overview and Scrutiny Panel



Awarded in:
Housing Services
Waste and Recycling Services



Suggested Development Control Service and Governance requirements for South Wiltshire

Area/ P and ED OS/ P and R Chair/Vice Chair Meeting 9th April 2008

Recognise and accept that Land Use Planning is an important part of Community Life

<u>Service Delivery</u>	<u>Governance</u>
❖ Recognise that Service Delivery is a balance between Speed/Cost/Quality of decision and engagement with stakeholders	❖ Recognise that South Wilts requires two regulatory panels due to 400 sq miles.
❖ Recognise that the public demand a transparent and accessible decision making process for planning applications, that acknowledges local issues.	❖ Regulatory panels should reflect population criteria to ensure an equitable distribution of elected members
❖ Recognise that decision makers and stakeholders should understand the land use system through seminars and training.	❖ Every member should sit on a Planning Committee to meet the neighbourhood empowerment of the Unitary bid.
❖ Recognise that to achieve NI 157 delegation to 90-95% is essential.	❖ Regulatory Boards should have a min of 12 members and no more than 15
❖ Recognise that “member call-in” is an important part of the democratic process.	❖ The regulatory panels should meet at three week intervals
❖ Recognise that “Best Practice” needs to be recognised and embraced in the new service provision.	❖ Members of the public should be allowed to speak
❖ Require that due to the enlarged areas of political representation – each member should be on a planning committee.	❖ Members of parish, town councils and area boards should be allowed to speak but not vote
❖ Aspire to broadening working relationships with other unitary services eg Transportation reps having a desk at the hubs	❖ Officer presentations to include visual information
❖ Ensure that publicity is greater than the statutory minimum.	❖ Site visits to take place where complex issues need to be evaluated
❖ Recognise that the ability to view planning applications in detail and obtain planning advice from the web is now expected by the public.	
❖ Recognise a robust and pro-active enforcement protocol is required and adequately resourced.	