



PLANNING POLICY SUB COMMITTEE

MEETING : Thursday, 17th March 2016

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan and Smith

Officers

Anthony Wilson, Head of Planning

Shona Robson-Gyde, Historic Environment Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllr Dee

25. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

26. MINUTES

The minutes of the meeting held on 17 December 2015 were confirmed and signed by the Chair as a correct record.

27. PUBLIC QUESTION TIME

There were no questions from members of the public.

28. PETITIONS AND DEPUTATIONS

There were no petitions or deputations.

29. SALA SITE ASSESSMENTS

The Historic Environment Officer presented the report which sought the endorsement of the Sub-Committee for the following Strategic Assessment of Land Availability (SALA) historic environment assessment reports:-

- EA03 Land east of Waterwells Business Park, Quedgeley
- SUB19 Bonham House
- SUB23 Land adj. Ski Centre, Matson
- SUB25 Manor Gardens
- SUB41 Former Selwyn School, Matson

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- SUB50 Former Bishop's School, Oxstalls
- SUB57 Land at Newark Farm

The Historic Environment Officer circulated copies of the assessment documents which would have been too bulky to incorporate into the agenda packs.

In answer to a question, the head of planning advised that any Buildings At Risk would be flagged up. The Historic Environment Officer noted that the assessments could identify buildings suitable for local listing.

Members were advised that a total of 37 assessments would be incorporated into one document which would form part of the City Plan. They were technical documents which would not be subject to consultation other than as part of the wider consultation on the City Plan.

The Head of Planning advised that the assessments before the Sub-Committee would be sent to Ward Members and any comments received would be reported to the next meeting.

Members requested that the remaining assessments be sent to the relevant Ward Members in the first instance and then presented to the Sub-Committee together with the Ward Members' comments.

RESOLVED that the following Strategic Assessment of Land Availability historic environment assessment reports be endorsed in principle subject to any further comments from Sub-Committee Members and the relevant Ward Members :-

- EA03 Land east of Waterwells Business Park, Quedgeley
- SUB19 Bonham House
- SUB23 Land adj. Ski Centre, Matson
- SUB25 Manor Gardens
- SUB41 Former Selwyn School, Matson
- SUB50 Former Bishop's School, Oxstalls
- SUB57 Land at Newark Farm

30. COMMUNITY INFRASTRUCTURE LEVY - DRAFT CHARGING SCHEDULE

The Head of Planning presented the report which sought endorsement by the Sub-Committee for the publication of the Community Infrastructure Levy - Draft Charging Schedule for consultation purposes.

He advised that the report had been presented to the Cabinet on 9 March 2016 when the resolution detailed at paragraph 2.1 of the report had been passed.

He advised that Cheltenham and Tewkesbury Borough Councils would be considering Draft Charging Schedules for their own areas in the next few weeks with a view to conducting public consultation for six weeks from mid-May to the end of July. The draft schedule and responses would then be sent to the Planning

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Inspectorate with an expectation that approval would be granted by the end of the year.

He advised that work had been undertaken with the JCS consultants, Peter Brett Associates, to identify a more representative selection of sites.

It was proposed to impose a levy of £45/sqm for residential development of more than ten dwellings and £100/sqm in relation to retail development in 'out of centre' locations. All other forms of development would be zero rated for CIL purposes.

Councillor Smith asked if the previous work which had undertaken would weaken the Council's position and she was advised that DVS had not been open to discuss their assumptions with Peter Brett Associates.

The Chair asked about the 40 per cent affordable housing target in the JCS.

The Head of Planning advised that the blanket JCS figure was not supported as a general approach and further work had been undertaken to balance the need for new infrastructure with the need for affordable homes. Peter Brett Associates had outlined three different value areas in Gloucester as part of this review. He advised that the Inspector had received the PBA report and would take it into account when she prepared her report.

Councillor McLellan referred to the Housing and Planning Bill and was advised that if the bill should become law, starter homes (for first time buyers under 40) would be the only way to deliver affordable housing.

The Head of Planning considered that this would be a contentious issue for the City as demand for starter homes in Gloucester was not significant. He confirmed that should the bill become law before the end of the Examination in Public the Council would have to change its position.

RESOLVED to endorse the publication of the Draft Charging Schedule, which incorporated the proposed CIL rates outlined in section 11 of the report, for the purposes of public consultation.

31. JOINT CORE STRATEGY

The Head of Planning advised that Stage 3 of the Examination in Public would start on 22 March when the Inspector would revisit the Overall Allocation Numbers.

The Inspector's main modifications and overall view were expected in the summer.

Under normal circumstances the examination would close on 6 April but the Inspector may wish to reopen the examination to present her main modifications. The Examination could be reconvened in June and the Inspector's report was expected in late summer.

RESOLVED that the report be noted.

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32. DATE OF NEXT MEETING

Thursday, 30 June 2016 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 7.20 pm

Chair