



PLANNING POLICY SUB COMMITTEE

MEETING : Thursday, 12th February 2015

PRESENT : Cllrs. Taylor (Chair), Smith and Dee

Officers

Anthony Wilson, Head of Planning

Louise Follett, Senior Planning Policy Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Lewis and McLellan

9. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

10. PUBLIC QUESTION TIME

Patricia Hurley, licensee of 'One Eyed Jack's' expressed concerns at the proposed policy regarding public houses which she believed should apply only to premises owned by large companies and not premises owned by individuals or small companies.

She asked if consideration had been given to the licensee who wished to retire and would expect the proceeds from the sale of their property to fund their retirement. She believed that restrictions on the disposal of public houses could have unintended consequences in the circumstances she described.

Anthony Wilson, Head of Planning, noted that similar comments had been received during consultation and clarified that the policy would apply to non-viable businesses that would be disposed of for redevelopment if the proposal met the requirements of the suggested criteria within the policy. It would not affect viable businesses that could be sold as going concerns.

He noted that the Localism Act 2011 provided for a scheme for Assets of Community Value (ACV). Local groups could request that a building such as a public house be identified as an ACV. Once made, the owner had a right of appeal to the Local Planning Authority (LPA). Should the owner wish to dispose of the premises for redevelopment, notice must be given to the LPA and a six month period is allowed for local groups to bid for the premises on the open market.

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He reiterated that the proposed interim policy statement was intended to prevent the loss of public houses for redevelopment but a viable business would find a buyer. He noted that the Council would require evidence of non-viability and/or a comprehensive sustained marketing campaign (agreed in advance by the Council) offering the public house for sale as a going concern and using an agreed realistic valuation of the premises.

He noted that further work would be undertaken as part of the development of the City Plan including a list of public houses in the City and those that had been lost. He confirmed that the Gloucester Licensed Victuallers Association would be included in the consultation.

11. PETITIONS AND DEPUTATIONS

There were no petitions or deputations.

12. INTERIM POLICY STATEMENT - PUBLIC HOUSES

The Head of Planning introduced his report which proposed an interim policy for the protection of public houses and the findings of a recent public consultation on the matter.

He advised the Sub-Committee that the statement had been formulated at the request of Councillors concerned at the loss of these facilities. The National Planning Policy Framework and the Submission Version of the Joint Core Strategy considered public houses to be community facilities and protection against their unnecessary loss was considered to be of importance in the creation of sustainable communities.

He outlined the outcome of the four week public consultation period and the responses attached as Appendix 1 to the report.

The Chair referred to paragraph iv of the Draft Interim Policy Statement and requested that the word 'reasonable' be inserted to clarify walking distance. Members agreed to this amendment.

Councillor Dee noted that there were circumstances where a public house made an important contribution to a locality by virtue of the space surrounding such as a car park. He noted the redevelopment of such a space at the Fox and Elm on Stroud Road where new businesses would generate increased traffic. He was advised that such circumstances were covered by paragraph iii of the interim Policy Statement.

RESOLVED to endorse:-

- (i) The Interim Policy Statement for the protection of public houses (outlined in section 5 of this report with the addition of the word 'reasonable' to paragraph iv); and
- (ii) To endorse the consultation response report; and

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- (iii) The future work required to evidence a draft policy for the City Plan (outlined in section 6 of this report).

13. EVIDENCE BASE UPDATE - SUMMARY REPORT

The Head of Planning introduced his report and he advised Members that the likely date for Stage 1 of the Examination in Public of the Joint Core Strategy (Compliance with the duty to co-operate and housing need) had been discussed with the JCS authorities and would be announced shortly. The dates for Stage 2 of the Examination had yet to be confirmed.

The Chair requested that Members be notified of the dates when the formal announcement had been made.

Members noted the following:-

Gloucester Playing Pitch Strategy 2014/15

Final strategy due for submission to Council – July/August 2015

Strategic Assessment of Land Availability (SALA) 2014

Undertaken in-house by Officers to provide an annual update of potential development sites. The study was now in the process of being written up and would shortly be available on the City Council website and it would help provide evidence on land supply in the City to inform site selection for the City Plan

Potential 'Out-of-Centre' Retail Sites – Sequential Testing 2015

It was anticipated this would be published summer / autumn 2015.

Input into Major Planning Applications

Officers have been working with Development Control colleagues on the two planning applications submitted for Winneycroft Farm. (420 and 250 units) It has been necessary to bring both parties together to ensure good planning outcomes for the area – this has been a resource intensive task.

Officers continue to provide policy input on all major planning applications seeking to ensure that the City has a 5 years plus 5% housing land supply in accordance with paragraph 47 of the NPPF as well as ensuring that retail applications were subject to relevant sequential tests.

Housing Zone

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A submission for Housing Zone status had been made to the Housing and Communities Agency for Blackfriars. The Bid was one of 29 nationally that had reached the competitive clarification stage.

RESOLVED that the report be noted.

14. STATEMENT OF COMMUNITY INVOLVEMENT

The Head of Planning advised that the document had been downloaded from the Council website 140 times. Eight representations had been received and more were anticipated.

15. DATE OF NEXT MEETING

It was agreed to defer the meeting scheduled for 12 March until 26 March when the Sub-Committee would consider a report on the update of the Statement of Community Involvement.

Members were reminded of the JCS Community Infrastructure Levy Briefing to be held on 19 February 2015.

It was agreed that the JCS Transport Modelling Briefing would be held on 4 March at 6.00pm

**Time of commencement: 18:00 hours
Time of conclusion: 18:35 hours**

Chair