
EXCERPT FROM THE MINUTES OF THE EXECUTIVE HELD ON 5 APRIL 2012

EX.043/12 INTERIM PLANNING STATEMENT - HOUSING
(Key Decision)

(In accordance with Paragraph 15(i) of the Overview and Scrutiny Procedure Rules, the Mayor had agreed that call-in procedures should not be applied to this item)

Portfolio Economic Development

Subject Matter

Pursuant to Minute EX.017/12, the Planning Manager submitted report ED.13/12 concerning the need for an Interim Planning Policy Statement (IPPS) - Housing.

The Planning Manager reiterated that there continued to be clear evidence that the Council did not have a deliverable five year supply of housing, and the interim guidance would establish a basis upon which to consider any forthcoming planning applications until the Core Strategy was adopted.

The draft Statement had been the subject of consultation over a four week period and a summary of the responses received was attached at Appendix 2 to the report. Although the responses were generally positive in nature and welcomed the approach advocated by the City Council by the use of an interim statement, concerns had been received around deliverable supply; alignment with the Core Strategy; sequential approach, scale, housing need, sites within 1 km of the urban area boundary, not a prominent intrusion into open countryside; take account of vacant dwellings; issues relating to other policies; reference to Planning Policy Statements / National Planning Policy Framework; and other material considerations, details of which were provided.

He informed Members that the Interim Statement had been discussed with the Chairman and Vice-Chairman of the Environment and Economy Overview and Scrutiny Panel who proposed that, as it did not constitute a change to policy, the matter should not be included on the 5 April 2012 Panel Agenda.

The report stated that, having considered the points raised through consultation, only one change should be made to the Interim Statement to ensure that delivery of housing was more clearly taken into account. An additional sentence should therefore be inserted within the Statement to read:

"Proposals will be required to demonstrate that the site will be deliverable within the five year supply period relevant to the date of submission of a planning application."

The Planning Manager added that the policy would apply to all residential planning applications submitted on or after 2 May 2012 and may also be used as evidence to support any appeal challenges to decisions made where the planning application was submitted before that date. The impact of the Interim Policy on housing supply would be regularly reviewed in accordance with the requirements of PPS3 and would remain relevant guidance until the Council was able to pursue a plan led approach to housing provision through the LDF. An amended draft Interim Planning Statement - Housing was therefore attached at Appendix 1.

The Planning Manager further reported that, subsequent to preparation of the report, one additional response had been received from a local resident, and the National Planning Policy Framework (NPPF) had been published. PPS3 had been superseded by the NPPF however provision of a five year supply was still required. An additional amendment would therefore be required to the first line of the Statement.

In response to questions from the Portfolio Holders for Environment and Housing, and Economic Development, the Planning Manager explained that Travellers and Gypsies would be dealt with separately. Responses / updates and meetings would take place with the Parish Councils.

The Economic Development Portfolio Holder said that the Council should be commended for the report. She had pleasure in moving the recommendation, subject to the additional amendment referred to above.

Summary of options rejected None

DECISION

That the draft Interim Planning Statement as amended (and including the further amendment detailed above) be approved; and that the Interim Statement be referred to Council on 1 May 2012 for use as a material planning document.

Reasons for Decision

In order to help address the current deficiencies in the five year supply of new housing