

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL DEVELOPMENT FRAMEWORK TASK GROUP

**Minutes from the Meeting of the Local Development Framework Task Group
held on Tuesday, 23rd June, 2015 at 4.00 pm in the Meeting Room 1 & 2,
King's Court, Chapel Street, King's Lynn**

PRESENT: Councillor Mrs V Spikings (Chairman)
Councillors B Ayres, P Colvin, C Crofts, J Moriarty, D Tyler and Mrs E Watson

An apology for absence was received from Councillor M Peake

1 APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN FOR THE REMAINDER OF THE MUNICIPAL YEAR

RESOLVED: That Councillor Mrs V M Spikings be appointed as Chairman, and Councillor M J Peake be appointed as Vice-Chairman for the remainder of the Municipal Year.

2 UNDERSTANDING OF THE EXAMINATION PROCESS

The Chairman, Councillor Mrs Spikings welcomed everyone to the meeting, particularly Councillors Ayres and Colvin who were new Members of the Task Group. She also explained that Councillor Buck had also been appointed but had not been able to make the meeting. It was agreed that a copy of the Site Allocations and Development Management Policies (SADMP) and Core Strategy (CS) would be provided to the new Members of the Task Group.

The format of the meetings was also explained to the Task Group in particular that notes were taken of the meeting and published on the website after they had been agreed at the next meeting.

The LDF Manager explained that the Council had submitted the SADMP Plan and it was now the task of the Inspector to hold an examination into the soundness of the Plan.

The Examination into the Plan would open on Tuesday 7th July 2015 at 10.00am in the Wembley Room, Lynnsport, Greenpark Avenue, King's Lynn, PE30 2NB and was due to be completed by 31 July 2015.

The LDF Manager explained that in January 1200 representations had been received regarding the Plan and the Inspector was looking through those representations and starting at page 9 of the agenda was a schedule of Issues and Questions raised by the Inspector. The Issues and Questions also listed participants who would be questioned

by the Inspector. The Council would have written a statement regarding the issues raised.

The LDF Manager also explained that all documents/statements were on the Council's website. He explained that the Inspector would be assisted by a Programme Officer who reported to the Inspector not the Borough Council. The Inspector would have an office at Lynnsport during the duration of the Inquiry.

Councillor Mrs Watson pointed out that on page 18 it should read South Wootton.

Councillor Moriarty referred to page 11 and asked why no figures had been included for Emneth. In response the LDF Manager explained that a written statement had been prepared to explain why no figures had been included.

Councillor Crofts pointed out that people living at the back of B&Q, Emneth were experiencing problems with the impact of traffic onto the roundabout and expressed concern about the planning application for development which had been submitted. The LDF Manager pointed out that there were all sorts of reasons why the Council had not chosen that site and these would be discussed at the appropriate Hearing Session. He added that the Inspector would ask questions but there would not be a decision on the day.

Councillor Colvin referred to pages 26 and 27 – Heacham and expressed concern that all the participants appeared to be developers and not anyone from the Parish Council. The LDF Manager explained that Heacham Parish Council had made representations, and the Borough Council would be defending the plan. He added that the Inspector had chosen the issues to be discussed and who would be invited but would have read all representations.

He further added that it was up to the Parish Council to contact the Programme Officer and speak to the Planning Inspector. Any comments that had previously been made would be in front of the Planning Inspector.

AGREED: That the Guidance Notice from the Inspector is noted.

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SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DOCUMENT AT EXAMINATION - NOTE BY LDF MANAGER

The LDF Manager explained that it was accepted practice that modifications may be proposed in relation to the submitted Plan, and often the Inspector might ask if a change would be helpful.

In writing responses to the questions raised by the Inspector, officers had identified some changes which respond to Inspector's questions, or with the benefit of hindsight would improve a policy or piece of text. These had been appended as a separate report on the agenda.

It was explained that as we moved into the formal hearings themselves, there would be occasions where possible modifications would be discussed and it would be useful to have an understanding of how officers might respond in different situations. The table included within the report outlined how they had previously worked.

It was appropriate to note that officers would be expected to give a professional opinion if asked by the Inspector, but the expectation was that where significant changes would result, it would be quite acceptable to request time to seek Member level views on the matter.

Councillor Crofts referred to the affordable housing changes and asked what the situation was now that the Council had allocated sites with a 5 threshold.

The LDF Manager explained that the Inspector could not look at that issue. He would ask if the Council had an opinion and would make a written response to that point.

The LDF Manager then explained the changes and gave the background to the affordable housing threshold.

Councillor Mrs Watson asked if the large houses which were determined in accordance with paragraph 55 of the NPPF would make any form of contribution.

The LDF Manager explained that it was only one dwelling and therefore the Council would not be able to seek any contribution.

The LDF Manager added that Government Policy was changing very quickly in relation to this.

AGREED: That the Task Group noted the arrangements for dealing with potential changes as they arise at the Hearings.

4 **LIST OF MODIFICATIONS TO THE PLAN - IDENTIFIED TO DATE.**

The Task Group noted the schedule of proposed modifications to Site Allocations and Development Management Policies Document.

The Chairman, Councillor Mrs Spikings asked whether she needed to declare an interest but it was advised that the Task Group had not discussed any particular site.

The meeting closed at 5.05 pm

