

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**LOCAL PLAN TASK GROUP**

Minutes from the Meeting of the Local Plan Task Group held on Thursday, 17th September, 2020 at 3.00 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT:

Councillors R Blunt (Chair), F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, A Kemp, J Moriarty, A Ryves and D Tyler

Officers:

Katie Evans, Graduate Planner
Alex Fradley, Principal Planner (Policy)
Alan Gomm, Planning Policy Manager
Peter Jermay, Principal Planner (Policy) and Water Management Officer
Nikki Patton, Housing Strategy Officer

1 APOLOGIES

An apology for absence was received from Councillor T Parish.

2 APPOINTMENT OF VICE CHAIR

AGREED: Councillor C J Crofts be appointed Vice Chair for the meeting.

3 NOTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 2 September 2020 were agreed as a correct record.

4 MATTERS ARISING

There were no matters arising.

5 DECLARATIONS OF INTEREST

Councillor M de Whalley declared an interest as a Trustee of the Fenland Allotment Trust in relation to Policy E6.1.1.

6 URGENT BUSINESS

There was no urgent business.

7 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor A Kemp was present under Standing Order 34.

8 **CHAIR'S CORRESPONDENCE**

There was no Chair's Correspondence.

9 **PLANNING REFORMS 2020 - 'PLANNING FOR THE FUTURE' WHITE PAPER**

[Click here to view a recording of this item](#)

Councillor A Kemp was present under Standing Order 34 for this item.

Members were informed that the following two consultations were currently being undertaken by Government.

The Planning Policy Manager, Principal Planner (Policy) explained that the Planning for the Future White Paper had been published on 6 August and responses were required by 29 October.

Details of the consultation can be viewed by clicking on the link below:

<https://www.gov.uk/government/consultations/planning-for-the-future>

Officers responded to questions in relation to:

- Regeneration, growth, renewal and protected areas.
- Design codes/design statements will provide guidance when an application is submitted.
- Growth and development inside/outside development boundaries – role and scope of Neighbourhood Plans.
- Future local plans – no local development management policies will be included and therefore shorter in length, easily accessible.
- Housing Numbers.
- Democratic input not entirely clear.
- National Design Guide.
- Local Design Code to be prepared at the same time as the Local Plan.
- One consultation point on future Local Plans.
- Posting of planning notices on lampposts – proposal for this to cease. Digitising of the planning system is envisaged to speed up the process. Register on Borough Council website to get automatic notification of planning proposed in your area. Identify a way to work with Parish Councils to ensure residents

are made aware of planning proposals within their area. The Chair advised that each Parish Council and the Local Press received a weekly list of planning applications.

- Importance of the Parish Councils be encouraged to continue and develop a neighbourhood plan.
- The two Consultation documents are available on the Government website which can be accessed by Parish Councils and the public.
- Borough Councillor role and link to Parish Councils.
- CIL and Local Infrastructure Tax – variations, tax could be used to support affordable housing, when the tax would become payable to be collected locally. Proposed changes provided more certainty for developers. How tax is calculated.
- Development management was discussed under the consultation on planning reforms.
- Role of the Borough Council's Planning Committee.
- Role of Local Plan.
- Delivery of Design Guide for whole Borough.

The Task Group was advised that the Government had also published a consultation setting out proposals to improve the effectiveness of the current planning system. The consultation would close on 1 October. The Planning Policy Manager outlined the proposed changes as set out below:

- Standing method for assessing housing need.
- Delivering First Homes.
- S106 and Small Sites.
- Permission in Principle.

Details of the consultation can be viewed by clicking on the link below:

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

The Planning Policy Manager referred to the “appreciation summary” circulated with the Agenda, which set out a summary and implications of the above two consultation papers.

The Chair proposed that the Task Group consider the consultation papers on a section by section basis.

Officers responded to questions relating to the two consultation papers, a summary of which is set out below:

Changes to the Planning System

Local Plans – New Format

- Local Plans – new format - Borough Council's duty to co-operate/implications – proposal to scrap this duty. Still be allowed to do things together in a common interest. Not stop to co-operate with neighbours.

General Comments

- Importance of Neighbourhood Plans.
- Permission in Principle – gives a planning permission (25% or less) for something but not an outline planning permission, timescales.
- Delivering first homes and the challenge for the Borough Council.
- Emphasis upon consultation and community engagement – aim to streamline the process with definite timescales and avoid repetition.
- Growth, renewal and protected areas and implications for neighbourhood plans with these designations, reliance will be on the NPPF.
- Standard methodology for assessing local housing need on an annual basis.
- Housing Delivery Test.

Securing First Homes

- Type of affordable housing, discount proposed 30% on market prices. 25% of affordable housing in the form of first homes. Reference was made to the NPPF Annex 2. The concerns of the Borough Council was highlighted – replacement of first homes over the shared ownership units that currently required through our planning policy on the 70/30 split that the Council currently has. Discount to continue on dwelling in perpetuity. It was felt that was the highest area of concern for the Borough Council (which had been included in the summary provided). It was highlighted that it is assumed with the evidence that we have is that it won't go as far as meeting the needs as the shared ownership currently does. Options for developers to build units.
- Proposal that developments of less than 40 or 50 units would be exempt from providing a percentage of affordable as a temporary measure being part of a kickstart to the economy. It was noted that this would only apply to the urban areas of the Borough.
- Products to meet the intermediary housing need in King's Lynn.
- Risk and default payment. The risk would remain with the developer who would sell the property at the discounted market value.
- Who would set the market value? In the consultation document it refers to an independent valuer.
- Assessment of housing need and improvement of housing quality for climate change as much as any other issue.

- The Council's affordable housing viability study and testing of product to meet identified housing need.

Councillor Moriarty commented that once the Council's response was available, he would circulate it to the Independent Group asking for any comments to be forwarded to the Planning Policy Team prior to the deadline date for submission.

AGREED: 1) The Planning Policy Team to reorder the summary and commentary on the main proposals to separate the Changes to the Planning System and the Planning for the Future.

2) There would be one response to the two consultation papers from the Borough Council based on the comments contained in the summary circulated with the Agenda and to include the comments made by the Task Group. The Council response to be circulated to the Task Group for agreement prior to the submission deadline date to MHCLG.

3) An all Member Briefing be scheduled via zoom. *Following the meeting a zoom meeting request was circulated for 30 September 2020 at 10 am.*

10 **LOCAL PLAN DRAFT REVIEW**

[Click here to view a recording of this item](#)

This item was deferred to the additional meeting scheduled for 30 September 2020.

11 **DATE OF NEXT MEETING**

The next scheduled meeting of the Task Group will be held on 7 October 2020 at 11 am via Zoom.

The Chair proposed that an additional meeting be held on 30 September 2020 at 1 pm via zoom to which the Task Group agreed.

The meeting closed at 5.26 pm