

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 Wednesday, 13th January, 2016 at 10.00 am in the Miles Room,
Town Hall, Saturday Market Place, King's Lynn**

PRESENT:

Councillors B Ayres, R Blunt, Mrs S Buck, P Colvin, J Moriarty, M Peake, D Tyler
and Mrs E Watson

1 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor C Crofts.

2 NOTES OF PREVIOUS MEETING

The notes of the previous meeting held on 9 December 2015 were agreed as a correct record.

3 MATTERS ARISING

The LDF Manager provided the Task Group with some background information on the current position of the Council's Five Year Land Supply.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 MEMBERS ATTENDING UNDER STANDING ORDER 34

There were no Members present under Standing Order 34.

6 SITE ALLOCATIONS AND DEVELOPMENT POLICIES PLAN

a) Homework

The LDF Manager reminded the Task Group that during the Examination Hearing the Inspector had made notes/questions and made suggestions to the Borough Council.

The Inspector wrote up notes from each session and asked the Borough Council to respond. The Inspector would also circulate the notes to people who attended the sessions and invite them to make any comments. On 12 December 2015 the Programme Officer published the homework from the sessions and attendees were given

one month to reply ending on 15 January 2016. The Inspector may then suggest that the Borough Council make modifications to the Plan.

The Schedule of Modifications would be presented to Cabinet on 1 March 2016 for approval.

b) Draft Main Modifications Proposed

The Chairman, Councillor Blunt advised that the Draft Modifications Schedule would be considered at the Cabinet Sifting on 8 February 2016. The Task Group would have an opportunity to input into the draft schedule at their next meeting on 10 February 2016. He advised that the draft schedule had been drawn up in response to consultation responses received and discussion at the Examination.

The document will provide the general public with an opportunity to comment. The Inspector would then prepare a report.

Councillor Peake asked if it would be necessary to hold a meeting of the Task Group to consider the Inspector's response.

In response to questions from Councillor Moriarty, the LDF Manager explained that it was within the Council's remit to disagree with the Inspector's report, but the officer's advice would be that the Council should agree the Inspector's report as part of the democratic process. The Chairman, Councillor Blunt added that it would be unwise for Cabinet to ignore the modifications proposed by the Inspector.

The LDF Manager informed Members that the draft emerging Main Modifications Schedule attached at page 11 of the Agenda set out a series of significant main changes to the policies/allocations. It was explained that the Borough Council would have authority to make minor contextual changes. The Inspector would go through the list prior to Cabinet to ensure that everything was technically correct.

The LDF Manager tabled a document which was from the "homework" exercise and set out a list of other changes to be made. The Task Group's attention was drawn to the following bullet points:

- 'At Least' for the housing allocations.
- Policy DM19 – Green Infrastructure/Habitats Monitoring and Mitigation.

The LDF Manager explained that the above bullet points had been in response to the comments made by the Inspector during the Examination process. It was necessary to ensure that the housing allocations in the Plan met the Core Strategy requirement. The Borough Council was required to have allocation of 16,500 housing units in the Core Strategy, inserting the words "at least" would ensure the minimum number was delivered.

In response to comments and questions from the Task Group, the LDF Manager explained that the changes were necessary to

demonstrate to the Inspector that there was flexibility built into the Council's plan to meet the required figures.

Councillor Moriarty commented that in previous meetings of the Task Group, Members had not had "at least" in mind and therefore a larger number of units on sites had not been considered. In response, the LDF Manager explained that there was not likely to be a significant difference and gave an example of 5 units increasing to 25 units. When planning applications were received it was likely there would be a variance of all numbers and the Planning Committee would have to consider each proposal and determine whether the proposal was acceptable.

Following further comments from the Task Group, the LDF Manager explained that the modifications were subject to a six week consultation period and Parish Council Briefings would be scheduled. The Chairman, Councillor Blunt informed the Task Group that there was a Parish Council Forum already scheduled for February 2016.

The Chairman, Councillor Blunt commented that arrangements would be put in place to ensure that Parish Council's understood the modifications.

The LDF Manager referred to Policy DM19 – Green Infrastructure/Habitats Monitoring and Mitigation and the £50 charge per house agreed by Council which would contribute towards mitigation measures.

The Task Group was invited to consider the main points set out on the schedule and to ask any questions/comment.

Councillor Ayres informed the LDF Manager that Terrington St John on the first page should be amended to read Tilney St Lawrence.

The LDF Manager provided an overview of the proposed changes as detailed in the schedule for the following settlements:

- West Winch
- Denver
- Emneth
- Feltwell
- Tilney St Lawrence
- Walpole Cross Keys
- Welney
- Wereham
- Wiggshall St Germans

Main Modifications

The Task Group were invited to comment/ask questions on the above schedule, a summary of which is set out below.

In response to questions from Councillor Moriarty on DM3 - Infill in Smaller Villages and Hamlets, the LDF Manager explained that the issue was that it was unclear whether infill was limited to affordable housing, etc. The LDF Manager drew the Task Group's attention to the proposed changes set out in the table and advised that if the proposed gap was well located and it was able to be developed, then it would be considered as normal market value to provide housing in rural villages and hamlets.

Councillor Colvin commented that Policy DM6 was relevant to support rural workers.

In response to comments from the Chairman, Councillor Blunt regarding DM11 – Touring and Permanent Holiday Sites, the LDF Manager explained that the policy paragraph should be re-worded as set out in the schedule.

Following comments from Councillor Moriarty relating to policy DM10 – Retail Development and supporting text, the LDF Manager advised of the proposed amendments as detailed in the schedule and explained that retail development would normally be placed in the town centre, however, if a business required large storage facilities, etc then it would be reasonable to offer an alternative facility out of the town centre. The LDF Manager explained that it was not necessary to add specific wording in the policy which related to Internet shopping.

Councillor Watson referred to DM12 – Strategic Road Network and explained that there was an issue along the Coast whereby the bus/train link had been lost. Buses into King's Lynn were now timetabled so that the bus arrived just after the train had departed which added an additional two hours onto a person's journey. The LDF Manager advised Councillor Watson to contact Peter Jermany to ascertain which Group could be contacted to discuss the issue.

The Chairman, Councillor Blunt asked for clarification on DM14 – CITB and RAF Marham. The LDF Manager explained that the policy had been included to support both the CITB and RAF Marham to enable development and allow those bases to operate better.

In response to questions from Councillor Moriarty regarding West Winch and NCC being the Minerals Authority, the LDF Manager outlined the Minerals Silica Sand Review which was currently being undertaken. In respect of the housing

development at West Winch the LDF Manager advised that the Borough Council would have the final decision as to whether development was or was not permitted on the site.

Councillor Watson informed the LDF Manager of the incorrect spelling for South Wootton on page 17 (points 32 and 33) of the Modifications Schedule.

In response to general questions on housing density, the LDF Manager explained that the Borough Council had written a briefing note for the Inspector to help him understand how the density of sites policy had been calculated and clarifying the Borough Council's approach to density.

Councillor Mrs Watson informed the Task Group that there was a Knights Hill Consultation drop in session on 4 February 2016 from 3 pm to 7 pm. The Chairman, Councillor Blunt advised that a letter had been sent to all Councillors.

The LDF Manager provided clarification on windfall sites and explained that windfall sites would be included within the calculations.

The LDF Manager drew Members' attention to page 18 – Issue 37 F2.3 Hunstanton and explained that because this was a mixed use site it was important to clarify the policy as set out in the Modifications Schedule.

7 **TIMETABLE - NEXT STEPS**

The LDF Manager tabled an updated timetable and highlighted the following key dates:

- Cabinet Meeting – 1 March 2016
- Council Meeting – 24 March 2016
- Consultation (6 weeks) – Friday 1 April to Friday 13 May 2016 (to be confirmed).

8 **DATE OF NEXT MEETING**

Wednesday 10 February 2016, 10 am, Miles Room, Town Hall, Saturday Market Place.

The meeting closed at 11.50 am