

## CABINET MEMBERS REPORT TO COUNCIL

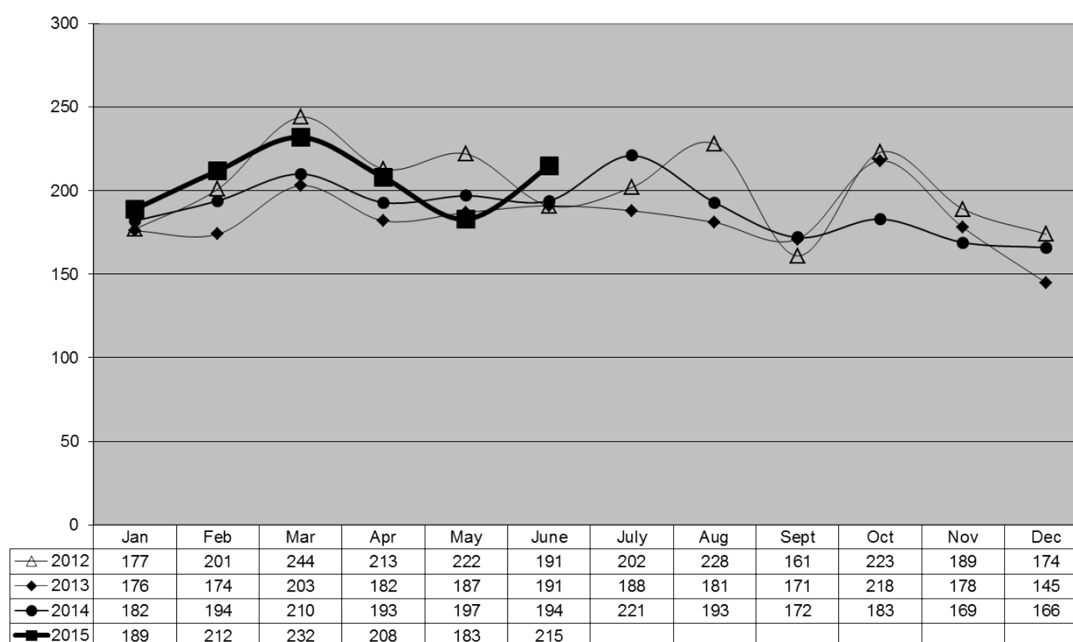
30 July 2015

### **COUNCILLOR MRS VIVIENNE SPIKINGS - CABINET MEMBER FOR DEVELOPMENT**

For the period 25 June to 18 July 2015

#### **1 Progress on Portfolio Matters.**

**Planning and discharge of condition applications received**



#### **Planning**

Last week Mr. Justice Dove endorsed a Government planning inspector's decision to give proposals for the old Fosters Sports Ground site on Main Road, Clenchwarton the go-ahead. This was because Mr. Dove concluded that the Inspector was entitled to conclude that the Council could not demonstrate a required minimum 5 year supply of housing land. Other Councils across Norfolk and indeed the country are finding themselves with the same dilemma.

This now means that planning applications will be considered in the context of the National Planning Policy Framework's presumption in favour of sustainable development because local policies relating to the supply of housing are no longer considered up to date (para 49). Paragraph 14 of the

NPPF states that where relevant local policies are out of date planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted. Planning applications for Monday July 27th Planning Committee will be assessed on this basis.

## **LDF**

The Inspector, Mr. Hogger, has adjourned the hearing of the proposed Site Allocations and Development Management Policies Examination because at the first session on 7th July comments raised by the RSPB and Norfolk Wildlife Trust about the housing implications on European sites of nature conservation importance, (including the Breckland Special Protection Area where the protection of woodlarks and nightjars is sought) about the need to protect these sites and species caused concern. The need to have protection measures to mitigate potential adverse impacts on the nature conservation sites is important. A unilateral undertaking is being proposed to include a charge (to be decided) per new dwelling built towards the mitigations measures required. North Norfolk charge £50. The Council will be having further discussions to take this forward with the intention of signing up all parties to a statement of Common Ground. This matter will go before Cabinet to decide.

There were also concerns about flood risk in certain areas / sites by the Environment Agency and Internal Drainage Boards. If sites could not come forward , then was there was a fall-back position which would ensure that the Council's current overall housing figures could still be achieved? NPPF paragraph 14 refers to the need for Plans to be "sufficiently flexible to adapt to rapid change".

A letter is to be sent to the Inspector addressing the points raised and a preliminary timetable for the works to be concluded and that the Inquiry can resume as soon as practicable.

Members will have been briefed via Planning Training and a Briefing Session. Letters are to be sent to the Parish/Town Councils explaining about the 5 year land supply issue and the Inquiry . A follow up training session is to be held at King's Lynn on first week of August (to be arranged) for the Parish/Town Councils. A briefing will be held for Agents on 28th July 2015 .

## **2 Meetings Attended and Meetings Scheduled**

Council

Cab Sifting

Cabinet

Site Visits

Planning

Portfolio holder Briefings

LDF

LDF Inquiry