

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 12th July, 2017 at 10.00 am in the Miles Room - Town Hall**

PRESENT: Councillor R Blunt (Chairman)
Councillors C J Crofts, T Parish (substitute), M Peake (Vice-Chairman),
Miss S Sandell and D Tyler

Officers:

Alex Fradley, Planner
Alan Gomm, LDF Manager

1 **APOLOGIES**

Apologies for absence were received from Councillors A Bubb, J Moriarty and Mrs E Watson.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 14 June 2017 were agreed as a correct record.

3 **MATTERS ARISING**

None.

4 **DECLARATIONS OF INTEREST**

None.

5 **URGENT BUSINESS**

None.

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

None.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

None.

8 DWELLING NUMBERS & STRATEGIC DISTRIBUTION OF GROWTH UPDATE

The Task Group received a PowerPoint presentation on the overview of the SADMP Allocations and progress to date.

The Planner presented the report circulated with the Agenda and drew the Task Group's attention to the following sections:

- FOAN
- NSF
- GNLP
- Potential Planning Changes
- BCKLWN Need & Supply.
- Windfall Allowance.
- Conclusion.

The Task Group was informed that the numbers the Council were now seeking to find through the allocation process were lower than originally thought (based upon the 2015/2016 housing trajectory) as the FOAN was now lower, at 670, rather than 710 previously and a large number of the SADMP allocations had come forward for higher numbers than the relevant policy specifies, due to impact of the 'at least' approach.

The Planning Policy Manager, Planner and Graduate Planner responded to questions relating to:

- Five Year Land Supply.
- Recent Applications.
- Recent Planning Applications approved.
- Actual Dwellings and Completions.
- Pre-Applications.
- Site ownerships/allocations.
- "At Least" impact.
- Brownfield Sites/Register.
- Joint Core Strategy.
- Assessment of Borough Council's boundaries.
- Windfall Allowance.
- Housing Trajectory.
- Key Rural Service Centres/Allocations/Access to services.
- Local Aspirations.

AGREED: That the Dwelling Numbers and Strategic Distribution of Growth Update be noted.

9 EXPLORING POTENTIAL DEVELOPMENT BOUNDARIES FOR SMALLER VILLAGES AND HAMLETS (NORTH OF THE BOROUGH) AND A POTENTIAL CRITERIA BASED POLICY FOR

DEVELOPMENT ADJACENT TO DEVELOPMENT BOUNDARIES

Previously the Task Group had agreed in principle to the development of a criteria based policy for assessing planning applications for sites which are adjacent to development boundaries. This raises the issue that Smaller Villages and Hamlets (SVAH's) currently do not have development boundaries. To be able to apply such a policy and to add a level of consistency across the settlement hierarchy and the borough, there would need to be a development boundary applied to this tier of the settlement hierarchy, or if the settlement was relatively small or difficult to define they could be classed as countryside.

The Planner presented the report and drew the Task Group's attention to the following sections of the report:

- 1998 Local Plan.
- SADMP 2016.
- Local Plan Review (2016-2036).

The Planner tabled maps with draft development boundaries and invited Members to contact officers with any suggestions prior to the next meeting of the Task Group.

The Planning Policy Manager and Planner responded to questions relating to:

- The 1998 Local Plan.
- Local Plan Review.
- Smaller and larger settlements/development boundaries.
- Provision of Executive type dwellings to encourage professional people to the area.
- Infill development.
- Development policy being able to give more opportunities to give flexibility.
- Development in rural areas.
- Second/Holiday Homes – Neighbourhood Plans could include a policy regarding second homes.
- Use of Google Street View to assist with deciding development boundaries.
- Opportunity for Parish Councils to comment during the consultation period.
- Villages being able to make choice if they have adopted a Neighbourhood Plan.
- Windfall sites.
- Direction of growth options.

AGREED: The Task Group to contact officers with any suggestions/comments regarding the development boundaries prior to the next meeting on 9 August 2017.

10 **NEIGHBOURHOOD PLANS - UPDATE**

The Planner presented the report and highlighted the following:

- Neighbourhood Plans in force.
- Post –Examination (moving towards Referendum).
- Designated Neighbourhood Area.
- Expressed interest.

The Planner informed the Task Group that the Graduate Planner had recently attended a meeting with all local planning authorities in Norfolk together with Norfolk County Council Officers. The Planner gave an overview of the outcome of the meeting and advised that regular meetings would be convened to discuss issues and the aim of the group was to produce common guidance to ensure a consistent approach was being adopted across the Borough.

The Planner responded to questions relating to:

- Information pack provided by the Borough Council explaining the planning system and Neighbourhood Plans, together with contact numbers.
- Referendum and voting procedures.
- Process for producing and adopting a Neighbourhood Plan.

AGREED: That the update report be noted.

11 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on 9 August 2017 at 10.00 am in the Miles Room, Town Hall, Saturday Market Place.

The meeting closed at 11.44 am