

CABINET MEMBERS REPORT TO COUNCIL

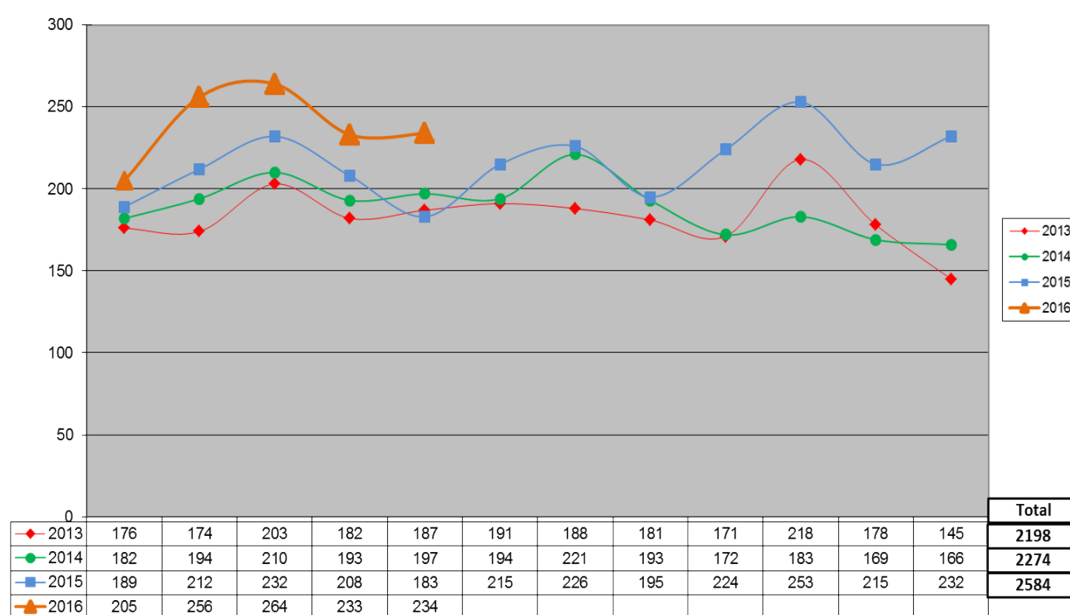
30 JUNE 2016

COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT

For the period 19 April 2016 to June 11 2016

1 Progress on Portfolio Matters.

Planning and discharge of condition applications received



Planning Applications

It is the twelfth month in a row that applications in the month have been greater than for the same month last year and applications this year to date are 17% up on last year.

Inquiries

The Council has recently attended two Public inquiries, one a housing and housing with care scheme at Heacham, and the other a wind farm at Ongar Hill within the parishes of Clenchwarton and Terrington St Clement. These Inquiries lasted 6 and 4 days respectively, and decisions on them are expected in July.

Affordable Housing

The Government has won a recent legal challenge which has led to the reinstatement of its changes to national affordable housing planning policy.

This will have an impact upon how the Council requires affordable housing within housing schemes that come forward. Full details of this national policy change and its implications for the Borough were presented to members of the Planning Committee on 6 June.

The impact of the Government's policy in the Borough is that for sites of 5 dwellings or below, they would no longer be required to make any contribution to affordable housing, subject to them not exceeding the 1000 square metres floor space threshold. For sites of 6-10 dwellings in the rural areas and in an AONB, the Council would require a commuted sum towards the provision of affordable housing (subject to them not exceeding the 1000 square metres floor space threshold). In the settlements/parishes of King's Lynn, Downham Market, Hunstanton, Dersingham, Heacham, South Wootton and Terrington St Clement (except parts of these settlements/parishes falling within the AONB), a higher threshold of 11 or above is applied. For all sites of 11 and above, the normal affordable housing requirements would remain.

The latest version of the guidance note relating to the national threshold for affordable housing contributions and the Vacant Building Credit can be found using the link below

<http://www.west-norfolk.gov.uk/pdf/NPPG%20changes%2020%206%2016.pdf>

E-consultation

The special training to help the migration to the new system of Planning consultation was well received.

From 1st June 2016 all Parish Councils started to receive notification of planning applications electronically. Only two Parish Councils requested a delay to the introduction of the new system until the 1st January 2017.

Community Infrastructure Levy

The consultation of the Draft Charging Schedule ended on 25 April.

The Planning Inspectorate have been requested to undertake an Examination of the Draft Charging Schedule.

No date is set yet, but it is anticipated this could take place in mid-August, lasting 1-2 days.

Local Development Framework

The Site Allocations and Development Management Policies main modifications consultation has closed although 5 additional modifications have been added and consultation on these closes on 22 June. To date 317

representations have been made from 170 different people or organisations.

No firm date has been given, but the Inspectors report is anticipated towards the end of July.

Following receipt of the Inspectors findings, a paper presenting the SADMP in its modified form as recommended by the Inspector, will be presented to Cabinet and subsequently to Council for adoption.

Although the timetable is challenging, the target is for formal adoption by the Council in September.

3 Meetings Attended and Meetings Scheduled

Council
Cabinet
Cabinet Sifting
LDF Task Group
Various meetings with Officers
Planning Committee as an observer
Heacham Planning Enquiry