

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

MONDAY 4 FEBRUARY 2013

4.00 PM – 4.30 PM

Members Present

Mrs R E Burt (Chairman)
W Hirst
M J Jefferys

Mrs C F J Lynch
W E Sadler
J E Waters

Also in attendance

N Baker, Head of Planning and Regulatory Services
D Beighton, Principal Planner
C Rand, Principal Planning Officer
S Dwan, Committee Administrator (Temporary)

Apologies

Apologies for absence were received from Councillor R D S Hood

Councillors R J Millar and T Simmons were also unable to attend the meeting.

Substitutes

There were no substitutes at the meeting.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
247	<u>SCHEDULE OF RECOMMENDATIONS FROM THE MEETING HELD ON 26 JULY 2012</u> The schedule of recommendations from the meeting held on 26 July 2012 were received and noted.	NOTED
248	<u>JOINT DEVELOPMENT MANAGEMENT POLICIES – SUBMISSION (Key Decision Reference: Mar13/03) (REPORT NO LOP13/004)</u> The Principal Planner presented this report, which set out the latest version of the Joint Development Management Policies Submission document. Public consultation had taken place on the submission version between October and December 2012, which sought comment specifically on 'soundness' and 'legal compliance'. A total of 273 further representations had been	

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<p>received, consisting of 91 supporting representations and 182 objections. A summary of representations had been detailed at the attached Working Paper 1.</p> <p>Members noted that no further objections had been received in relation to the policies listed below:-</p> <p>DM15 (Safeguarding from Hazards) DM20 (Development Affecting Parks and Gardens of Special Historic or Design Interest) DM27 (Agricultural and Essential Workers Dwellings) DM34 (Tourism Development) DM36 (Protection of Local Centres) DM44 (Rights of Way)</p> <p>As a result, these policies could now be considered as having material weight in respect of determining planning applications.</p> <p>Following the previous 'Preferred Options' consultation a modest change was proposed to Paragraph 3.6, as set out below, as underlined:-</p> <p><u>Paragraph 3.6</u></p> <p><i>"A Development Brief provides a detailed framework for development of a site where full master-planning approach is not required. Public consultation on Development Briefs should follow the relevant Statement of Community Involvement. This policy does not apply to those specific sites where a masterplan is required. <u>Development Briefs are prepared by the developer but agreed by the Local Planning Authority.</u>"</i></p> <p>Members noted that this change would be dealt with by discussion with the Inspector during the Examination in Public process.</p> <p>Objections from statutory consultees had been received in respect of Policies DM7 (Sustainable Design and Construction) and DM23 (Residential Design). Further consideration would be given to these objections by Officers to try and resolve any remaining concerns. However, specialist advice had been received and Officers considered, at this stage, that these policies were fit for purpose and 'sound'.</p> <p>The submission document was also being considered by the Sustainable Development Working Party at St Edmundsbury Borough Council (7 February 2013) and</p>	

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	<p>the Joint Development Management Policies Committee (11 February 2013). Thereafter, it would be considered by Forest Heath District Council Cabinet (5 March 2013) and then Council (13 March 2013) and at equivalent meetings at St Edmundsbury Borough Council. Following this, the proposed joint Local Plan would then be submitted to the Planning Inspectorate before the end of March 2013.</p> <p>The proposed joint Local Plan would then be subjected to public examination by an independent Inspector. The availability of an Inspector would determine the date of the examination. It was anticipated that final adoption of the Local Plan would be in the Autumn 2013.</p> <p>In response to a Member's question it was confirmed that an independent Inspector would be appointed by the Planning Inspectorate to carry out an Examination in Public of the proposed local plan and that part of their task, would be to familiarise themselves with the locality. The Inspector would adjudicate on unresolved objections which had arisen during the consultation process and, subsequently, publish their findings. During the Examination in Public, discussion with the Inspector about the Local Plan would not be allowed, except in the context of the formal hearing.</p> <p>Discussions and negotiations between Planning Officers and interested parties on outstanding objections, would be ongoing throughout the Examination in Public process with the aim of finding common ground and resolving objections where possible. However, where Officers considered the document to be 'sound', this may result in a further round of consultation, or discussion with the Inspector during the Examination in Public process.</p> <p>The Working Group agreed that:</p> <ol style="list-style-type: none"> 1. The Joint Development Management Committee be recommended to approve the Joint Development Management Policies document for submission to the Planning Inspectorate. 2. Delegated authority be given, in conjunction with the Head of Planning and Regulatory Services and the relevant Portfolio Holders, for minor changes to be made to the document, as required, as a result of discussion and negotiation with interested parties prior to the Examination in Public. 	<p>RECOMMENDED</p> <p>RECOMMENDED</p>

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	3. Any changes to proposed policies, arising from ongoing discussion and negotiation with interested parties, be reported back to Members and, if appropriate, a further meeting of the Local Plan Working Group be arranged before submission of the proposed changes to the Inspector.	RESOLVED