

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

11TH MAY 2009

PRESENT: Councillors Roger Dennison (Chairman), Eileen Blamire (Vice-Chairman), Ken Brown, Keith Budden, Anne Chapman, John Day, Sheila Denwood, Mike Greenall, Emily Heath, Helen Helme, Val Histed, Andrew Kay, Joyce Pritchard, Robert Redfern, Peter Robinson, Bob Roe, Roger Sherlock and Joyce Taylor

Apologies for Absence

Councillor Sylvia Rogerson

Officers in Attendance:

David Hall	Development Control Manager
Jennifer Rehman	Planning Officer
Angela Parkinson	Senior Solicitor
Jane Glenton	Democratic Support Officer

Also in Attendance:

Maurice Brophy	Senior Planner - Forward Planning
Rebecca Jones	Forward Planning Officer

213 MINUTES

The Minutes of the meeting held on 20th April 2009 were approved as a correct record and signed by the Chairman.

214 SITE VISIT

A site visit was held in respect of the following application:

A8	09/00203/OUT	Land adjacent 81 Grosvenor Place and No. 1 Grosvenor Court, Carnforth	CARNFORTH WARD
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The following Members were present at the site visit, which took place on Tuesday, 5th May 2009:

Councillors Roger Dennison (Chairman), Eileen Blamire (Vice-Chairman), Keith Budden, Anne Chapman, Sheila Denwood, Emily Heath and Val Histed.

Officers in Attendance:

David Hall	-	Development Control Manager
Peter Rivet	-	Senior Planner
Jane Glenton	-	Democratic Support Officer

215 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

216 DECLARATIONS OF INTEREST

Members were advised of the following declarations of interest:

Councillor Dennison declared a personal and prejudicial interest in A17 09/00279/CCC – Various Locations along the route of the Completion of the Heysham to M6 Link Scheme, Lancaster, having appeared at a public inquiry as an objector to the proposal (Minute No. 230 refers).

Councillor Blamire declared a personal interest in A18 09/00251/DPA – Royal Lancaster Infirmary/Former British Waterways Site, Ashton Road, Lancaster – being a member of the Cycling Demonstration Town (CDT) Board (Minute No. 231 refers).

Councillor Chapman declared a personal and prejudicial interest in A18 09/00251/DPA – Royal Lancaster Infirmary/Former British Waterways Site, Ashton Road, Lancaster – having attended a meeting with hospital management to try to persuade them to allow the cycle route through their grounds (Minute No. 231 refers).

217 PLANNING APPLICATIONS

The Head of Planning Services submitted a Schedule of Planning Applications and his recommendations thereon.

Resolved:

- (1) That the applications be determined as indicated below (the numbers denote the schedule numbers of the applications).
- (2) That, except where stated below, the applications be subject to the relevant conditions and advice notes, as outlined in the Schedule.
- (3) That, except where stated below, the reasons for refusal be those as outlined in the Schedule.

(a) NOTE

- | | | |
|--------|---|--|
| A | - | Approved |
| R | - | Refused |
| D | - | Deferred |
| A(C) | - | Approved with additional conditions |
| A(P) | - | Approved in principle |
| A(106) | - | Approved following completion of a Section 106 Agreement |
| W | - | Withdrawn |
| NO | - | No objections |
| O | - | Objections |

CATEGORY A APPLICATIONS

Applications dealt with by the District Council without formal consultation with the County Council.

APPLICATION SUBJECT TO PUBLIC PARTICIPATION

218 REDWELL FISH FARM, KIRKBY LONSDALE ROAD, OVER KELLET

(Under the Scheme of Public Participation, Alan Varley of Derek Hicks & Thew, Agents for the Applicant, spoke in support of the application.)

A11 09/00262/VCN Variation of conditions 4, 5, 6 KELLET WARD R
and 7 on application no.
08/01219/CU relating to
occupancy for Redwell
Fisheries

Alan Varley spoke in support of the application and advised Members that, in December 2008, Committee had approved 12 timber chalets in place of the 17 touring caravan pitches that were then on site, which the applicant welcomed, but the applicant was unhappy with the attached conditions 4, 5 and 6, which were unduly restrictive, put the business at a commercial disadvantage and had been unfairly applied. During the consultation process, there had been no mention of restricting the use of a chalet for holiday-let purposes only or for limiting the operating period to 48 weeks annually. The applicant would appeal against a decision to refuse the variation of conditions. Two recent appeal decisions and a decision made by Teesdale District Council to relax conditions attached to a chalet site would support the applicant's position, and Committee was asked to look favourably at the application.

Members considered the application.

It was proposed by Councillor Robinson and seconded by Councillor Sherlock:

"That the application be refused."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be refused for the following reason, as set out in the report:

Allowing year round use of the accommodation would be contrary to "saved" policy TO8 of the Lancaster District Local Plan in that it would be difficult to ensure that it was used for holiday purposes only.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

219 J SAINSBURY PLC, CABLE STREET, LANCASTER

<u>Item</u>	<u>Application</u>	<u>Proposal and Applicant</u>	<u>Ward</u>	<u>Decision</u>
A5	09/00147/FUL	Erection of an extension for Sainsbury's Ltd	BULK WARD	A(P)(C)

It was proposed by Councillor Brown and seconded by Councillor Helme:

"That the application be delegated to the Head of Planning Services."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

"That the application be delegated to the Head of Planning Services with a recommendation to grant planning permission subject to the receipt of satisfactory amended proposals and subject to the following conditions, as set out in the report:

1. Standard Full Permission.
2. Amended Plans.
3. Development in accordance with approved plans.
4. Samples of materials to be agreed.
5. Hours of construction.
6. Noise limits at face of residential properties post implementation.
7. Retail floor space to be limited to 4100 square metres (excluding checkouts)
8. No more than 25% comparison goods i.e. 1050 square metres net.
9. As may be further requested by consultees or required in connection with any revised proposals.

and subject to confirmation from the County Surveyor that there are no highway objections to the scheme, and the following additional conditions (suitably worded):

10. Car Park Management Plan.
11. Service Management Plan.

220 LITTLEDALE HALL, LITTLEDALE ROAD, BROOKHOUSE

A6	09/00258/FUL	Erection of a replacement egg laying unit for Mr. Stephen Leigh	LOWER LUNE VALLEY WARD	A
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It was proposed by Councillor Pritchard and seconded by Councillor Day:

"That the application be approved."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Colour of the profile cladding to be Vandyke Brown.
4. Use of the building to be that of agriculture (including poultry).

221 GALGATE EX SERVICE & WORKING MEN'S CLUB, CHAPEL STREET, GALGATE

A7 09/00182/FUL WITHDRAWN ELLEL WARD W

222 LAND ADJACENT 81 GROSVENOR PLACE AND NO 1 GROSVENOR COURT, CARNFORTH

A8 09/00203/OUT Outline application for the erection of a detached bungalow and double garage and construction of footpath link for Mr. Lewis Bibby CARNFORTH WARD A(C)

It was proposed by Councillor Chapman and seconded by Councillor Heath:

“That Outline Planning Permission be approved.”

Upon being put to the vote, 13 Members voted in favour of the proposition and 4 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Outline Planning Permission be approved, subject to the following conditions, as set out in the report:

1. Standard three year condition.
2. Amended plans 13th March 2009.
3. Outline permission – full details to be submitted.
4. Development to be carried out in accordance with the approved plans.
5. Contaminated land study to be provided.
6. Construction work to take place only between 0800 and 1800 hours Mondays to Saturdays, with no work on Sundays or officially recognised public holidays.
7. Constructional details of footpath link to be agreed.
8. Footpath link to be completed, including removal of the section of boundary fence, before the new dwelling is made available for occupation.
9. Street lamp alongside path to be provided.
10. Turning space within curtilage of new dwelling to be provided.
11. Off street parking/garaging to be provided and retained.

and subject to the following additional condition (suitably worded):

12. Removal of permitted development rights from the dwelling.

223 NORJAC SERVICE STATION, SCOTLAND ROAD, CARNFORTH

A9 09/00169/VCN Variation of condition numbers CARNFORTH A
2, 4, 6, 9, 11, 14 and 17 on WARD
application no. 07/01793/FUL
for E. H. Booth and Co. Ltd.

It was proposed by Councillor Blamire and seconded by Councillor Brown:

“That planning permission be granted.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That planning permission be granted for the variation of conditions 2, 4, 6, 9, 11, 14 and 17 (attached to planning permission 07/01793/FUL) as follows:

That in respect of **conditions 2, 4, 6, 9 and 14**, the wording be altered so that the phrase “**no development**” shall be replaced with the wording “**no construction work on the approved building (with the exception of the demolition and removal of the filling station buildings, structures and related infrastructure, landscaping [including any incidental engineering operations or operational development required to facilitate it], land remediation, the construction of retaining walls and alterations to the existing town centre car park).**”

That the wording of **condition 11** be altered so that the phrase “**no construction of the development**” shall be replaced with the wording “**no construction work on the approved building (with the exception of the demolition and removal of the filling station buildings, structures and related infrastructure landscaping [including any incidental engineering operations or operational development required to facilitate it], land remediation, the construction of retaining walls and alterations to the existing town centre car park).**”

That the wording of **condition 17** be altered so that the phrase “**The development shall not**” shall be replaced with the wording “**no construction work on the approved building (with the exception of the demolition and removal of the filling station buildings, structures and related infrastructure, landscaping [including any incidental engineering operations or operational development required to facilitate it], land remediation, the construction of retaining walls and alterations to the existing town centre car park).**”

224 7 ESTHWAITE GARDENS, LANCASTER

A10 09/00295/FUL Erection of a detached BULK WARD R
dwelling with integral garage
for Ms. J. Deft

It was proposed by Councillor Kay and seconded by Councillor Brown:

“That the application be refused.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be refused for the following reasons, as set out in the report:

1. The development would have an adverse impact on neighbouring residential amenities, by virtue of overlooking, loss of privacy, outlook and its overbearing impact, contrary to policies H12, H19 and SPG12 of the LDLP and SC5 of the LDCS.
2. The development constitutes over-development of the site and would have an adverse impact on the character form and appearance of the site itself and the surrounding locality, contrary to policies H12 and H19 of the LDLP, policies SC5 of the LDLC and PPS1 and PPS3.
3. The design of the dwelling is out of keeping and out of context with the existing estate, contrary to policies H12 of the LDLP, policy SC5 of the LDCS and the principles of good design in PPS1 and PPS3.

225 LAND AND BUILDINGS AT FORMER BRITISH WATERWAYS DEPOT, ALDCLIFFE ROAD, LANCASTER

A12	09/00123/FUL	Residential development comprising the conversion of Listed Buildings to provide six dwellings and the erection of 8 new dwellings for H ₂ O Urban LLP and British Waterways	DUKE'S WARD	A(P)(106) (C)
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It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

“That the application be delegated to the Head of Planning Services.”

Upon being put to the vote, 15 Members voted in favour of the proposition, with 3 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be delegated to the Head of Planning Services to approve, subject to an agreement under Section 106 of the Town and Country Planning Act 1990 covering public transport improvements, including accessibility to and from the city and enhanced bus station improvements, and subject to confirmation from the Bat Group that mitigation measures are acceptable and from the County Surveyor that highway proposals are satisfactory, and subject conditions as follows, as set out in the report:

1. Standard Time Limit (3 years).
2. Amended plans condition.
3. Development to be carried out in accordance with the approved plans.

4. The application relates to the conversion of the listed buildings only. No demolition, other than that specified by the approved plans, shall be carried out without prior approval.
5. Samples of all external materials to be used, including stone, render, slate and timber cladding, to be submitted and agreed by the Local Planning Authority.
6. Details of stonework coursing, pointing, heads, sills, jambs, quoins, copings and external walling to be agreed by the Local Planning Authority.
7. Details of the roofing, including roof ridge, verges, eaves, rainwater goods, rooflights, solar panels to be agreed.
8. Details of windows, doors, timber cladding, balconies and balustrades, external reveals and finishes to be agreed.
9. Details of all boundary treatments, fencing and gates to be agreed.
10. Details of external bin store and cycle storage.
11. Standard landscaping condition.
12. Development to be implemented in accordance with the submitted Arboriculture Method Statement and Tree Protection Plan.
13. No development to be carried out on site including site clearance, until all trees have been protected with appropriate barrier fencing.
14. Biodiversity Conservation report and Bat Mitigation Plan to be implemented in full.
15. Detail method statement for protection of the BHS during construction.
16. No site clearance until a habitat/creation and enhancement management plan has been agreed.
17. The site to be drained on a separate system.
18. Development to be carried out in accordance with the Drawing number ELL/H20/079/015 Rev A regarding extent of proposed impermeable surfaces.
19. Standard hours of construction condition (Monday to Saturday).
20. Standard Contaminated Land Condition.
21. Standard Condition for the importation of soil, materials and hardcore.
22. Standard Condition for the prevention of new contamination (contaminated land)
23. Survey to identify the presence of asbestos (contaminated land).
24. All highway improvements to the access and access road to be implemented in full prior to the first occupation.
25. Precise constructional details of access improvement to be agreed.
26. Provision of turning areas to be provided and kept available at all times.
27. Provision of car parking to be provided and kept available at all times.
28. Provision of cycle storage to be provided in full prior to use.
29. Protection of visibility splays.
30. Details of all road surfacing and marking to be agreed.
31. Site access gateway to be widened to accommodate a turning radius for service vehicles reversing from the towpath in accordance with details to be agreed.
32. Site entrance gates to be fixed in the open position.
33. Details of all external lighting to be agreed.
34. Removal of permitted development rights (parts 1 and 2).
35. Removal of permitted development rights (no fences, walls or other means of enclosures).

and to the following additional condition (suitably worded):

36. 10% on site renewables for the scheme.

226 LAND AND BUILDINGS AT FORMER BRITISH WATERWAYS DEPOT, ALDCLIFFE ROAD, LANCASTER

A13 09/00124/CON Conservation Area Consent for DUKE'S WARD A(C)
demolition of various buildings
for H₂O Urban LLP and British
Waterways

It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

"That Conservation Area Consent be approved."

Upon being put to the vote, 17 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Conservation Area Consent be approved, subject to the following conditions, as set out in the report:

1. Standard 3 year time limit condition.
2. The stone forming part of the Building J, as identified in the Heritage Statement, to be removed, stored, protected and preserved to be used in the construction of the external refuse enclosure permitted under planning application 09/00123/FUL.

and subject to the following additional condition (suitably worded):

3. A contract for the implementation of replacement scheme to be signed before works commence.

227 OLD BLACKSMITHS SHOP, ALDCLIFFE ROAD, LANCASTER

A14 09/00125/LB Listed Building Consent for the DUKE'S WARD A(P)(C)
conversion of the Old
Blacksmiths Shop to 4 no.
dwellings for H₂O Urban LLP
and British Waterways

It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

"That Listed Building Consent be approved."

Upon being put to the vote, 17 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Listed Building Consent be approved. subject to the following conditions, as set out in the report:

1. Standard Listed Building Consent.

2. Amended plans condition.
3. Development to accord with approved plans.
4. All internal and external materials, treatments and finishes to be agreed.
5. Schedule of details and finishes, including windows, doors, heads, sills, jambs, rainwater goods, eaves, verge, rooflights and metal railings to be agreed.
6. Garden boundary details to be agreed.
7. Precise material schedule for external refuse stores and bicycle storage areas to be agreed.
8. Samples of stonework and lime mortar pointing to be agreed.

and subject to the following additional condition (suitably worded):

9. A contract for the implementation of replacement scheme to be signed before works commence.

228 PACKET BOAT HOUSE, ALDCLIFFE ROAD, LANCASTER

A15 09/00126/LB Listed Building Consent for the DUKE'S WARD A(P)(C)
conversion of the Packet Boat
House to 2 no. dwellings for
H₂O Urban LLP and British
Waterways

It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

"That Listed Building Consent be approved."

Upon being put to the vote, 17 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Listed Building Consent be approved, subject to the following conditions, as set out in the report:

1. Standard Listed Building Consent.
2. Amended plans condition.
3. Development to accord with approved plans.
4. All internal and external materials, treatments and finishes to be agreed.
5. Schedule of details and finishes, including glazing, balustrading, handrails, windows, doors, heads, rainwater goods, eaves, verge and balcony floor surfacing to be agreed.
6. Specification details for any re-pointing to be carried out, including a sample.

and subject to the following additional condition (suitably worded):

7. A contract for the implementation of replacement scheme to be signed before works commence.

229 BASIN BRIDGE, ALDCLIFFE ROAD, LANCASTER

A16 09/00127/LB Listed Building Consent for DUKE'S WARD A(P)(C)
alterations to Basin Bridge for
H₂O Urban LLP and British
Waterways

It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

"That Listed Building Consent be approved."

Upon being put to the vote, 16 Members voted in favour of the proposition, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Listed Building Consent be approved, subject to the following conditions, as set out in the report:

1. Standard Listed Building Consent.
2. Amended Plan Condition.
3. Development to accord with approved plans.
4. Details of road surfacings and markings on the bridge to be agreed.
5. Precise details of the bollards and lighting to be agreed.

and subject to the following additional condition (suitably worded):

6. A contract for the implementation of replacement scheme to be signed before works commence.

CATEGORY C APPLICATION

Application which involves County Matters and falls to be determined by the County Council and proposals for development by the County Council.

It was noted that Councillor Dennison had previously declared a personal and prejudicial interest in A17, having appeared at a public inquiry as an objector to the proposal, vacated the Chair and the room during consideration thereof and did not vote on the item.

The Vice-Chairman, Councillor Blamire, took the Chair.

230 VARIOUS LOCATIONS ALONG THE ROUTE OF THE COMPLETION OF THE HEYSHAM TO M6 LINK SCHEME, LANCASTER

A17	09/00279/CCC	Works on additional parcels of land to facilitate the development of the completion of Heysham M6 link scheme approved under planning permissions 01/05/1584 and 01/08/0821 and the development of a new farm access track at Beaumont Gate Farm for Lancashire County Council	OVERTON WARD	NO
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It was proposed by Councillor Brown and seconded by Councillor Helme:

“That no objections be raised to the proposal.”

Upon being put to the vote, 12 Members voted in favour of the proposition, 2 against, with 3 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That no objections be raised to the proposal, subject to the satisfactory resolution of the following matters, as set out in the report:

1. The exclusion of the ball-stop fencing to the Morecambe Road frontage of Lancaster and Morecambe College.
2. Details to be agreed of how the land at 179 Torrisholme Road would be restored following the removal of its outbuildings.
3. The use of native species for the new hedgerows, with planting and maintenance programme to be agreed prior to works commencing.
4. The submission of an Arboriculture Implications Assessment shall be submitted in writing, detailing existing trees within a detailed Tree Survey (TS), Tree Constraints Plan (TCP), Tree Protection Plan (TPP) and detailed Arboriculture Method Statement (AMS) in compliance with the recommendations, set out in *BS 5837 (2005) Trees in relation to construction*, and the proposals to mitigate the loss of any trees shall be made within a detailed Landscape Scheme, including species, quantity, location, size at planting, protection and maintenance regime for the initial 10-year period post planting. These are to allow a full assessment to be made.

Councillor Dennison returned to the room and resumed the Chair.

CATEGORY D APPLICATION

Application for development by a District Council.

Councillor Chapman left the meeting at this point.

It was noted that Councillor Blamire had previously declared a personal interest in A18, being a member of the Cycling Demonstration Town (CDT) Board, stayed in the room during consideration of the application, but did not vote on the item.

It was noted that Councillor Chapman had previously declared a personal and prejudicial interest in A18, having attended a meeting with hospital management to try to persuade them to allow the cycle route through their grounds and had left the meeting prior to its consideration.

231 ROYAL LANCASTER INFIRMARY/FORMER BRITISH WATERWAYS SITE, ASHTON ROAD, LANCASTER

A18 09/00251/DPA Construction of a cycle route between Aldcliffe Road and Ashton Road, through Lancaster Infirmary for Lancaster City Council DUKE'S WARD A

It was proposed by Councillor Brown and seconded by Councillor Redfern:

“That the application be approved.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard Full Permission.
2. Development in accord with approved plans.
3. Details of CCTV and lighting to be agreed in consultation with the Police Crime Prevention Officer.
4. Details of security fencing and gates to be agreed.
5. Detailed tree protection plan to be agreed.
6. Detailed landscaping scheme to be agreed.
7. Detailed scheme for works to retained trees to be agreed in consultation with the Police Crime Prevention Officer.
8. Details of the surfacing work to switch bridge and access ramps to be agreed.
9. Royal Lancaster Infirmary direction sign at Aldcliffe Road to be part of cycle direction sign only and a further sign to the effect of Private Road – No Public Access for Vehicles to be provided.

Advice Notes:

- 1) Hours of opening should be looked at with a view to linking these to the shift patterns of RLI.
- 2) The trial period should be a minimum of one year to be fully informative.
- 3) Applicants should investigate any possible link into Ripley School Grounds.

232 DELEGATED PLANNING DECISIONS

The Head of Planning Services submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

Resolved:

That the report be noted.

A comfort break was taken at 12.27 p.m.

The meeting was reconvened at 12.35 p.m.

Councillor Brown left the meeting at this point.

**233 RECEIPT OF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)
REPORT FROM EXTERNAL CONSULTANTS**

Members were advised that the report of the Strategic Housing Land Availability Assessment (SHLAA) had been received from external consultants, Atkins Limited, in association with Lambert Smith Hampton. Accompanying plans of the Outcome of the Site Assessment had been prepared and published on the City Council's website, in the same format as the Preliminary Publication of Site Suggestions of November 2008. The SHLAA would inform, as an evidence base document, both the preparation of future Development Plan Documents and the management of a five-year supply of housing land through the release of land for development via the granting of planning consent.

The policy context for the SHLAA was given, and it was reported that the SHLAA had been undertaken in accordance with the Strategic Housing Land Availability Assessment Practice Guidance. Under the planning system introduced by the Planning and Compulsory Purchase Act 2004, Local Plans were replaced by Local Development Frameworks. The Lancaster Core Strategy, which set out the Council's spatial vision for the District and explained locations for new homes and jobs over the period to 2021, had been formally adopted in 2008 and the City Council was the first local authority to have a Core Strategy adopted. The Land Allocations Document, which updated the Local Plan, could now be progressed.

Planning Policy Statement 3 'Housing' (PPS3), produced in November 2006, required the Council to set out policies and strategies for delivering the Government's housing objectives through its Local Development Documents (LDDs) to enable the continuous delivery of housing for at least 15 years. PPS3 placed an emphasis on delivery of housing sites within the timeframe envisaged, which had to meet the criteria of being available, suitable and achievable. PPS3 required local authorities to prepare a SHLAA in order to ensure that sufficient housing sites were delivered and that a continuous supply of land was maintained, and the SHLAA provided a key part of the evidence base to support LDDs.

It was reported that the SHLAA process was based on 7 stages. At the start of the Assessment, the Council had advertised the undertaking of the SHLAA through various media with a call for sites. Consultation had been undertaken with various statutory consultees, and responses had been taken into account when assessing the sites. The Assessment would be regularly monitored as part of the Annual Monitoring Report exercise to support the updating of the housing trajectory and the five year supply of specific deliverable sites.

Members were advised that the Regional Spatial Strategy (RSS) for the North West (RSS13), adopted in September 2008, required that the Lancaster District provided what equated to 400 dwellings per annum of which at least 70% should be on Brownfield sites. The RSS advised that, for the purpose of producing Local Development Framework Documents that accorded with the guidance in PPS3, a 15-year housing land supply must be planned for, and following adoption of the relevant DPD, local planning authorities should assume that the RSS average annual net dwelling requirement rate would continue for a limited period beyond 2021. Accordingly, the Core Strategy and SHLAA assumed that, in the 3 years beyond the RSS and Core Strategy period, the housing requirement would continue to equate to 400 dwellings per annum.

It was reported that, in due course, the RSS would be replaced by a document that would establish a housing requirement for a later period, and may possibly revise the requirement in the period prior to 2021/23. The overall housing requirement figures for the period covered by the RSS (2003 to 2021) and the annual average figures were not absolute targets and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies. The key findings of the SHLAA and details of consultation undertaken, as set out in the report, were considered.

Resolved:

That it be noted:

- (1) That, in completing the Lancaster District SHLAA, the City Council has complied with advice in PPS3 'Housing' and secured a useful information base to inform both the preparation of future Development Plan Documents, including a Land Allocations Document, and development control decisions.
- (2) That the outcome of the Consultants' assessment indicates that the District currently benefits from a large stock of deliverable housing sites that can provide dwelling completions to adequately address housing needs for around the next 12 years.
- (3) That, to ensure the City Council permits the delivery of dwelling completions to meet the needs of existing and future residents, decisions with significant environmental implications will need to be made via the preparation of a Land Allocations Document and during the assessment of actual development proposals.

Chairman

(The meeting ended at 1.30 p.m.)

**Any queries regarding these Minutes, please contact
Jane Glenton, Democratic Services - telephone (01524) 582068 or email
jglenton@lancaster.gov.uk**