

**OVERVIEW AND SCRUTINY  
COMMITTEE**

**6.00 P.M.**

**14TH OCTOBER 2015**

**PRESENT:-** Councillors Nigel Goodrich (Chairman), June Ashworth (Vice-Chairman), Alan Biddulph, Brett Cooper, Rob Devey, Caroline Jackson, Roger Mace (substitute for Phillippa Williamson) and David Whitaker.

Apologies for Absence:-

Councillors Lucy Atkinson and Phillippa Williamson

Officers in attendance:-

Andrew Dobson	Chief Officer (Regeneration and Planning)
Nadine Muschamp	Chief Officer (Resources) and Section 151 Officer
Christopher Riley	ICT Manager
Maurice Brophy	Planning and Housing Policy Manager
Stephen Metcalfe	Principal Democratic Support Officer
Rebecca Richards	Planning Policy Officer
Sarah Moorghen	Democratic Support Officer

Also in attendance:-

Councillors Dave Brookes, Abbott Bryning, Janice Hanson, Tim Hamilton-Cox, Margaret Pattison and Paul Woodruff.

**26 MINUTES**

The Minutes of the meeting held on 9<sup>th</sup> September 2015 were signed by the Chairman as a correct record.

**27 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN**

There were no items of urgent business.

**28 DECLARATIONS OF INTEREST**

Councillor June Ashworth declared an interest in respect of agenda item 5 – Discussions with Councillor Margaret Pattison as she was a Board Member of the Citizens Advice Bureau.

Councillor David Whittaker declared an interest in respect of the agenda item 5 – Discussions with Councillor Margaret Pattison as he was a City Council appointed Board Member of the Citizens Advice Bureau.

**29 DISCUSSIONS WITH COUNCILLOR MARGARET PATTISON**

The Chairman welcomed Councillor Margaret Pattison, Cabinet Member with responsibility for Markets, Voluntary Sector, Older People and ICT, the Chief Officer (Resources) and the ICT Manager to the meeting.

Councillor Pattison gave the Committee an overview of her portfolio.

With regard to markets, Councillor Pattison reported on the differing nature of markets in the Lancaster and Morecambe district and what was being done to tackle occupancy levels and empty stalls, particularly in the Festival Market. Councillor Pattison also reported that the average price of a stall was £1.50 per m<sup>2</sup> with a 6 month charge free period which was felt to represent good value.

With regard to the Voluntary, Community and Faith Sector (VCFS) Councillor Pattison reported that, at the Cabinet meeting on the 6<sup>th</sup> October 2015, Cabinet Members had approved investment in the delivery of key services by the VCFS through a one year extension to the existing commissioning contracts to 31st March 2017, subject to budget requirements.

Councillor Pattison reported on the work she was undertaking on behalf of older people in the district and the various community groups she was involved with.

With regard to ICT, Councillor Pattison advised Members of updates to the website and telephone systems, as well as working with the University to provide Wi-Fi Hotspots and collaboration on the I-Lancaster app.

Members requested that Councillor Pattison provide additional information on small grants, the price per square foot of markets in Lancaster and Morecambe, information on best practice regarding older peoples' issues based at Garstang and an update on the work with Lancaster University and Wi-Fi provision. Regarding ICT, Members suggested that they would provide a list of anything they came across that did not work as expected.

A number of questions were asked relating to Councillor Pattison's portfolio.

***Resolved:-***

That Councillor Pattison be thanked for her attendance at the meeting.

***The Chief Officer (Resources) and the ICT Manager left the meeting after this item.***

**30 FIVE YEAR HOUSING LAND SUPPLY**

All Members of the Council had been invited to attend for this item.

The Chairman welcomed the Chief Officer (Regeneration and Planning), the Planning and Housing Policy Manager, the Planning Officer and Mr John Baker from the Planning Advisory Service.

The Planning Officer presented a report and provided a presentation on the Five Year Land Supply.

Members were advised that, as a result of a motion to Council on the 15<sup>th</sup> July 2015, Officers had been asked to provide advice to the Committee on the calculation of the Council's five year housing land supply position, information on the methodology, and the judgements made in calculating this figure.

It was reported that the Council's current five year housing land supply position was described in the 'Five Year Housing Land Supply Position Statement' (September 2015) a copy of which was attached to the report.

Members were advised that the National Planning Policy Framework (NPPF) required local authorities to plan for, and identify a continuous supply of housing. The current housing requirement was set by the 2008 Core Strategy. This set a requirement for the period 2003-2021 of 7,200 dwellings, equivalent to 400 dwellings per annum and 2,000 dwellings over a 5 year period.

Members were advised that, in line with the NPPF, a 5% buffer was additionally applied to the 400 housing requirement (moved forward from later in the plan period). This 5% figure was the lower of the two buffer figures which the NPPF directed must be applied. In circumstances where there had been persistent under delivery the NPPF directed that the buffer added should be 20% of the five-year requirement. The council had achieved lower than the annualised requirement in every year between 2003/04-2013/14, however, because last year's delivery exceeded the annualised requirement (that was 473 dwellings were completed) Council officers had taken the view that the condition of "persistence" no longer applied. Therefore, the lower of the NPPF buffer directions (i.e. 5%) had being applied by officers to the 2,000 dwelling five-year requirement. The current rate of under-delivery stood at 1,622 dwellings. Taking these factors into account the five-year dwelling requirement was 2,100 plus the 1,622 under delivery. At a total of 3,722 dwellings, this meant that in order to demonstrate a five-year land supply the council would need to evidence how it intended to see an average of 744 dwellings delivered over each of the next five years.

Members were advised that the Council could currently identify a five year supply of 2,507 dwellings. This included sites with planning permission and additional sites identified though the Strategic Housing Land Availability Assessment (SHLAA) process.

It was reported to the Committee that student and other institutional housing completions were included within completion figures for the district but that the inclusion of student and institutional equivalent completions against the overall requirement did need to be treated with caution. Student and institutional needs were not included in the calculation which established the 400 per annum housing requirement. Members were therefore advised that at any planning appeal the inclusion of student and institutional completions would be likely to be challenged.

Based on the described methodology, officers reported a five-year housing land position, as of the 31<sup>st</sup> March 2015, of 3.4 years. Whilst officers considered that to be a reasonably robust approach it should be noted that at planning appeals the Council's calculation would face significant challenge from the development industry.

Members were advised by Mr Barker, on behalf of the Planning Advisory Service, that the advice provided by officers was a local application of national principles that were well understood and it was articulated accurately in terms of national procedure. Following that procedure would protect the Council from having its plan found to be unsound. Mr Barker went on to advise Members that he had reviewed the evidence base which the Council officers had commissioned and compiled to inform the Local Plan and also found that to be robust and sound. He urged the council to proceed promptly and use this get to on with the task of submitting a draft plan to the Planning Inspectorate in order to ensure that it was the Council itself who would determine what the Local Plan should contain.

Mr Barker, speaking on behalf of the Planning Advisory Service, also advised Members that in his view the methodology applied for the Five Year Housing Supply was sound and that the Turley's Housing Requirements Study was also a sound piece of work and his advice to the Council was to proceed with considering land allocations.

***Members were advised in accordance with Council Procedure Rule 10.1 that meetings shall adjourn after a period of two hours. Following consultation with Members the Chairman used his discretion to waive the adjournment as it was felt that the business could be finished shortly.***

Members asked a number of questions of the officers and the Planning Advisory Service representative.

It was proposed by Councillor June Ashworth and seconded by Councillor Brett Cooper:-

"That Members note the content of the report."

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

It was then proposed by Councillor Nigel Goodrich and seconded by Councillor June Ashworth:-

"That Members agree and endorse the methodology followed."

Upon being put to the vote, 6 Members voted in favour, with 2 abstentions, whereupon the Chairman declared the proposition carried.

***Resolved:-***

- (1) That Members note the content of the report.
- (2) That Members agree and endorse the methodology followed.

**31 CONSIDERATION OF ANY REQUESTS FOR COUNCILLOR CALL FOR ACTION (IN ACCORDANCE WITH THE PROCESS)**

It was noted that there had not been any requests for items to be considered in accordance with the Councillor Call for Action process.

**32 CONSIDERATION OF ANY PETITIONS (IN ACCORDANCE WITH THE PROCESS)**

It was noted that there had not been any requests for items to be considered in accordance with the Consideration of Petitions process.

**33 LOCALITY WORKING**

It was noted that there was no update on locality working.

**34 APPOINTMENTS**

The Principal Democratic Services Officer advised that Councillor Phillippa Williamson had requested to be nominated for the vacant position on the Museum Partnership Advisory Panel.

It was proposed by Councillor Roger Mace and seconded by Councillor Brett Cooper and unanimously agreed:-

“That Councillor Phillippa Williamson be appointed to the Museum Partnership Advisory Panel for the remainder of the Municipal Year.”

***Resolved:-***

That Councillor Phillippa Williamson be appointed to the Museum Partnership Advisory Panel for the remainder of the Municipal Year.

**35 WORK PROGRAMME REPORT**

Members were requested to consider the Committee’s updated Work Programme.

The Committee had requested a report on the experiences of other Local Authorities in England who had changed from a Cabinet to a Committee governance system. Following consultation with the Chairman it had been recommended that a site visit to Fylde Borough Council be arranged to meet with Councillors from Fylde, who had changed from a Cabinet to a Committee model of governance in May 2015. Members agreed that this should take place in approximately 6 months’ time to allow the new system to ‘bed in’.

Members were advised that Officers had contacted the Chairman of Morecambe Town Team who had agreed to attend the December 2015 meeting of the Committee to provide an update on the Portas Project.

Members were informed that a briefing note on the volume of usage of private vehicles for Council business had been circulated to Members prior to the meeting. In view of the timescales involved in the circulation of the note it was agreed to consider this at the next meeting and whether a further, detailed officer report would be required on this issue.

***Resolved:-***

- (1) That the actions agreed above be note and added to the Committee’s Work Programme.

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Chairman

(The meeting ended at 8.20 p.m.)

**Any queries regarding these Minutes, please contact  
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