

WINCHESTER DISTRICT LOCAL PLAN COMMITTEE**26 February 2004****Attendance:**

Councillors:

Bidgood (Chairman) (P)

Bailey (P)

Bennetts (P)

Chamberlain (P)

Davies (P)

Hutton

Jeffs (P)

Pearson (P)

Porter (P)

Read (P)

Sutton (P)

Deputy Members:

Councillor Johnston (Standing Deputy for Councillor Hutton)

Others in attendance:

Councillors Campbell (Leader of the Council), Beveridge (Portfolio holder for Transport and Access) and Cook (Portfolio holder for Environment, Economy and Development)

Officers in attendance:

Mr S Opacic (Forward Planning Team Manager)

Miss J Ashton (Planning Officer)

Mr H Bone (Assistant City Secretary and Solicitor (Legal))

1. APOLOGIES

Apologies were received from Councillor Hutton.

2. MINUTES

RESOLVED:

That the minutes of the previous meeting of the Committee held on 9 January 2004 be approved and adopted.

3. PUBLIC PARTICIPATION

A number of statements and issues were raised and were dealt with under consideration of the relevant items below.

4. SCRUTINY WORK PROGRAMME

Mr Opacic updated members on the Scrutiny Work programme as set out on the agenda.

Mr Opacic advised that the Local Plan Inquiry would now need to commence on 8 June 2004. This would allow time for comments on the Pre-Inquiry changes to be considered by Council in advance of the deadline for objectors to submit evidence to the Inquiry.

Some Members were concerned that the start of the Inquiry had been effectively delayed from 11 May 2004. Mr Opacic stated that whilst it was desirable to keep to the original timetable of the Local Plan, a start date of 11 May 2004 would not give sufficient notice to objectors for them to take account of the Council's decision and respond in their evidence. Mr Opacic confirmed that it would be good practice to give several weeks notice to objectors prior to the adoption of any further changes. Any less would potentially lead to criticism of the Council and potential calls for further delays to the Inquiry. Furthermore, it was likely that many comments would be regarding affordable housing on which the Council was still awaiting completion of a consultant's report.

Mr Opacic also reported that the Local Plan Pre-Inquiry meeting was to be held at 11.00am on Tuesday 2 March 2004 in the Guildhall and that this was a public meeting.

The Committee debated whether a special meeting of Council should be arranged to allow for more thorough consideration of the response to Pre-Inquiry changes rather than at the meeting of Council scheduled for the 14 April 2004. This special meeting could be arranged for the afternoon of Thursday 8 April 2004 with a meeting of the Local Plan Committee at 2.00pm prior to it. It was agreed that officers, in consultation with the Chairman, finalise the most appropriate arrangements and communicate this to Members.

(NB: After the meeting, the following was agreed:

Thursday 8 April 2004 2pm - Winchester District Local Plan Committee (Special Meeting) - to consider and agree response to comments on Pre-Inquiry changes. All members of Council to be encouraged to attend if they wish to speak on issues raised.

Wednesday 14 April 2004 - Full Council meeting, to include consideration of minutes of the Winchester District Local Plan Committee (Special Meeting) held Thursday 8 April 2004.)

5. DRAFT LOCAL DEVELOPMENT SCHEME FOR WINCHESTER DISTRICT

(Report WDLP44 refers)

Miss Ashton presented the draft Local Development Scheme as appended to the report. She requested feedback from Members so that it could be incorporated into the document prior to its discussion with Government Office South East (GOSE) and in advance of its further refinement.

At the invitation of the Chairman, Mrs Edwards of the City of Winchester Trust addressed the Committee and stated that it was necessary that a core strategy for the

Local Development Scheme should be progressed as soon as possible. Mrs Edwards also asked whether there was to be any public consultation as part of the compilation of the scheme. Mr Opacic confirmed that the scheme was a statement of Council policy and therefore there was no requirement for public consultation.

Further to questions, Mr Opacic explained that the non-statutory role of the County Council as part of the Regional Spatial Strategy process was to be discussed at the next meeting of the Central Hampshire Transport Panel (CHARTs).

At the invitation of the Chairman, the Portfolio Holder for Environment, Economy and Development stated that there were resource issues for the Council in the compilation of the framework documents. Officers were also required to complete the Local Plan process and work towards continuing development of the South Downs National Park proposals.

Mr Opacic confirmed that a programme of likely expenditure would eventually be set out.

Further to a question regarding the possible continuation of the current policy of local village and neighbourhood design statements being adopted as supplementary planning guidance, Miss Ashton stated that the guidance issued to date had not been specific regarding this. Therefore, until further guidance clarified their position, only those village/neighbourhood design statements due for completion by July 2004 could still be adopted as SPG.

Members referred to the Winchester District Draft Local Development Scheme as set out in Appendix 1 of the report. Members considered each page of the document and suggested amendments and additional text for officers to incorporate into the document for consideration by GOSE.

- Page 2 paragraph 2.1: Amend the commencement date for the public inquiry into the Winchester District Local Plan from 11 May 2004 to read 8 June 2004.
- Paragraph 2.2 page 2: Additional sentence required clarifying meaning of 'saved document' and the process regarding this.
- Section 2.3 page 4, 'Relationships between documents in the first local development framework': Noting the Council's core strategies, the chart should refer to Supplementary Planning Documents and the proposed Monitoring Report and their relationship to the emerging local development document.
- There should be general clarification within the document on the involvement of Parish Councils in the development of the framework and the representation in the exercise of the unparished area of Winchester Town.
- Page 5, 'Programme for production of new documents': 'Statement of Community Involvement' – a longer period should be allowed for the 'Early Community and Stakeholder Consultation on issues/options' stage.

It was noted that further to discussion of the document at Cabinet at its meeting on 3 March 2004, the draft framework would then be considered by the Government Office for the South East. Revised versions would be then brought to this Committee and Cabinet for formal adoption by the end of 2004.

RESOLVED:

That the content of the draft Local Development Scheme as attached at Appendix 1 of the report be noted and that the comments as set out above be taken into account prior to discussion with the Government Office for the South East.

6. **CONSULTATION ON DRAFT PLANNING POLICY STATEMENT 6: TOWN CENTRES**

(Report WDLP45 refers)

Mr Opacic stated that this report was also to be discussed by Cabinet at its meeting to be held on the 17 March 2004.

At the invitation of the Chairman, Mrs Edwards of the City of Winchester Trust addressed the Committee. Mrs Edwards was concerned that the recommended response set out, was occasionally too complicated and ambiguous.

Miss Ashton reported an amendment to the report. At paragraph 2.9 page 5, the last sentence should be amended to read: 'The physical capacity of centres to accommodate new office development and a town centre's role in the hierarchy should also be relevant when considering sites for office development'. At paragraph 2.19, the first sentence should be amended to read: 'In terms of development control, draft PS6 places the onus on the applicants to demonstrate the following in support of their application where applicable'.

Further to discussion, it was agreed that the recommended response as set out at Appendix 1 of the report should be redrafted. In order to make the document more coherent, bullet points and paragraph headings should be used. Generally, the document should be given more positive emphasis where appropriate. This should include special emphasis that Winchester was different from urban centres such as Southampton or Portsmouth. Emphasis should also be given to the District's rural market towns. The redrafted document should be compiled for consideration by Cabinet at its meeting to be held on 17 March 2004.

RESOLVED:

1. That the recommended response as set out in Appendix 1 of the report be redrafted to take account of the matters raised above for consideration by Cabinet at its meeting to be held on 17 March 2004.

2. That further to approval by Cabinet, the document be forwarded to the Office of the Deputy Prime Minister as the comments of the City Council on proposed PPS6: 'Town Centres'

The meeting commenced at 9.30am and concluded at 11.15am.

Chairman