

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

RECORD OF DECISIONS taken by the Cabinet Member for Planning, Regeneration & Economic Development, Councillor Donna Jones, at her meeting held on Wednesday, 28 February 2018 at 9.30 am in The Executive Meeting Room - Third Floor, The Guildhall

Present

Councillor Donna Jones (in the chair)

Councillor Ben Dowling
Colin Galloway

Officers

Claire Upton-Brown, Assistant Director of City Development,
Hayley Trower, Senior Planning Officer
Toby Ayling, Planning Policy Manager
Nick Haverly, Finance Manager

1. Apologies for Absence (AI 1)

The Leader with responsibilities for PRED welcomed everyone to the meeting and advised those attending about evacuation procedures. She also advised that the meeting was being live streamed.

Apologies for absence were received on behalf of Councillor Chowdhury.

2. Declarations of Members' Interests (AI 2)

There were no declarations of members' interests.

3. Solent Recreation Mitigation Strategy (AI 3)

(TAKE IN REPORT)

Claire Upton-Brown, Assistant Director of City Development, introduced the report which is brought to the PRED portfolio to consider and seek approval for the Solent Recreation Mitigation Partnership's (SRMP) finalised Solent Recreation Mitigation Strategy (December 2017) as the framework for identifying recreational mitigation options for the Solent Special Protection Areas prepared by the SRMP and endorsed by the PUSH Joint Committee on 5 December 2017, and to subsequently withdraw the Portsmouth City

Council's Solent Special Protection Areas Supplementary Planning Document (SPD) (2014).

Ms Upton-Brown explained the background as outlined in the report and said much discussion and consultation had taken place. She drew attention to the reasons for the recommendations set out in section 4.

In response to a query, Ms Upton-Brown confirmed that all other Solent Local Authorities have adopted the Strategy and Portsmouth City Council will be the last to do so should it be approved today.

DECISION:

The Leader with responsibilities for Planning Regeneration and Economic Development:

A. Approved and agreed the Solent Recreation Mitigation Partnership's *Solent Recreation Mitigation Strategy* (December 2017) for subsequent implementation from 1 April 2018.

B. Agreed the revocation of the Portsmouth City Council *Solent Special Protection Areas Supplementary Planning Document* (SPD) (2014) (Appendix B) from 1 April 2018.

4. Self-build and Custom Housebuilding Register Local Eligibility Criteria (AI 4)

(TAKE IN REPORT)

Hayley Trower, Senior Planning Officer, introduced the report which seeks approval for the introduction of a local connection test to Portsmouth City Council's self-build and custom housebuilding register. This will ensure that the register provides an accurate representation of demand for self-build and custom housebuilding in the city, aiding compliance with the Self-build and Custom Housebuilding Regulations 2016.

She explained that the purpose of the register is to determine the appropriate level of need, and for individuals to record an interest. It is not necessarily for the council to find the sites for the specific individuals who are on the register. She explained that for the reasons set out in sections 5.1 and 5.2 of the report, it is recommended that a local connection test is introduced for entry onto part 1 of the register. It is considered that the implementation of a local connection test will ensure the register accurately reflects the demand for self-build and custom build housing arising from those with strong connections to the city. The evidence required to prove a local connection will be clearly detailed on the Council's website and will not be retrospective.

Ms Trower said that as Portsmouth has a very limited supply of land available for development. Introduction of a local connection test should reduce the pressure on this limited supply of sites for self-build and custom building and focus available resources appropriately.

In response to queries it was confirmed

- That the register would be set out in two parts and PCC would just need to consider Part 1.
- That in the event of PCC not being able to meet the required number of sites, it was not yet clear what the sanction would be.

Concern was expressed by Members about all authorities being treated in the same way regardless of their relative ability to find suitable sites given variations in geographical area. The Leader with responsibility for PRED suggested that a discussion could take place around drafting a letter to the Minister for Housing about this.

DECISION:

The Leader with responsibilities for Planning, Regeneration and Economic Development approved the introduction of a local connection test as set out in the report to be applied to future applications to the Council's Self-build and Custom Housebuilding Register received from 1 March 2018 onwards.

5. Viability evidence in planning decisions (AI 5)

(TAKE IN REPORT)

The Assistant Director of City Development introduced the report explaining that it had been brought to this meeting in response to a Notice of Motion relating to Economic Viability Assessments for developers that had been taken to Council.

She said that it is acknowledged that there is clear benefit in agreeing a protocol on the way that the local planning authority will manage applications where viability assessments are submitted. However in light of the consultation and the imminent publication of the revisions to the National Planning Policy Framework which will deal with the matter of viability assessments it is proposed that a further paper should be brought back to PRED once the revisions have been published confirming the national planning policy and setting out a way forward.

In response to a query, Ms Upton-Brown said that she understood that the revisions are likely to be published during the third week in March. A discussion took place during which members commented that it was taking a frustratingly long time to formalise a clear system for managing applications for viability assessments. It was agreed that a further report would be brought to PRED after Purdah. Meanwhile an additional decision would be added to formalise production of a list setting out a panel of advisors which the Council will use to provide advice and setting out a protocol; on how members are briefed.

DECISION:

The Leader with responsibilities for PRED

- 1. Noted this report and that a further report comes back to PRED once the Government has published its proposals for viability evidence in planning decisions.**

2. **Delegated authority to the Assistant Director Of City Development to produce a list setting out a panel of advisors which the Council will use to provide advice on viability assessments accompanying planning applications, and set out a protocol for how members are briefed on viability matters prior to taking planning decisions.**

6. Authority Monitoring Report (AI 6)

(TAKE IN REPORT)

Toby Ayling, Planning Policy Manager, introduced the report, which sets out the results of the thirteenth Annual Monitoring Report (AMR) for Portsmouth City Council. He advised that as the Local Planning Authority, the Council must publish an annual report detailing the progress made against the Local Development Scheme as well as the ongoing effectiveness of adopted Local Plan policies.

In response to a query, Mr Ayling explained that AMR used to be the abbreviation for Annual Monitoring Report but in future it will be known as the Authority Monitoring report. He explained that the full AMR is attached as Appendix 1 to the report and is more comprehensive than previous reports. Previously the AMR was a formal document setting out progress made against prescribed indicators which was required to be submitted to the Secretary of State. The approach now is to report on a selection of key indicators that show significant facts or trends rather than report on all indicators each year without reporting to the Secretary of State.

Mr Ayling said that 4.3 of the report highlights the key findings to note and drew particular attention to bullet point 4 that states the Council has a five year supply of housing land (5.1 years), but the position remains marginal. Reference was also made to bullet point 9 at the bottom of the page regarding significant losses in B1 office space.

The Leader with responsibilities for PRED thanked all those concerned for their hard work particularly in relation to the five year supply of housing land.

DECISION:

The Leader with responsibilities for PRED approved the AMR for publication on the council's website

The meeting concluded at 10.10 am.

Councillor Donna Jones
Cabinet Member for Planning, Regeneration & Economic
Development

