

SUB-GROUP OF PLANNING POLICY AND HOUSING DELIVERY BOARD

THURSDAY 19 JULY 2018

*Councillor Tony Rooth (Chairman)
*Councillor Angela Gunning
Councillor Dennis Paul
Councillor Mike Parsons
Councillor Caroline Reeves

Officers:

*Sophie Butcher, Committee Officer
*Tim Dawes – Planning Development Manager
Stuart Harrison – Planning Policy Manager

* Present

Action

1. **WELCOME AND APOLOGIES FOR ABSENCE**

No apologies had been received for the meeting.

2. **TO AGREE THE MINUTES OF THE PREVIOUS MEETING 20 JUNE 2018**

The Sub-Group agreed the minutes of the previous meeting held on 20 June 2018.

3. **TO CONSIDER AND PREPARE SHORT LIST OF QUICK AND EFFECTIVE MEANS TO DELIVERY MORE HOUSING**

The Sub-Group recommended the following quick wins to be reported to the Planning Policy and Housing Delivery Board at its meeting next week on 25 July:

- On housing schemes of x5 dwellings or more, to ask the applicant if they would be willing to reduce the amount of time permitted to build out developments from three years to two years by way of a standard condition.
- To look at re-using council properties/offices/garages to be used for housing.
- The planning team are undertaking a project to remove/adjust as many pre commencement-planning conditions from their standard list to be effective as of 1 October 2018. It is anticipated that only a handful of pre commencement conditions would remain post October, for example land contamination and archaeology.
- At pre-application stage, if it is known that viability will be cited for not providing affordable housing, to encourage the developer to undertake a viability assessment at the pre-application advice stage.
- Bite-sized training (pre committee) to be arranged for Councillors in the autumn on modular housing. Likely to be provided by Paul Ciniglio of BM3E.
- At pre-application phase, and on major schemes, planning officers will ask developers if there are any issues that were likely to hold the development up overall, and understand better why some sites aren't coming forward

Phil
O'Dwyer/Nick
Molyneux

- Encourage early consultation by developers with residents and local councillors for developments of ten properties or more.
- To trial modular housing as part of the North Downs Housing Company initiative.
- The Planning Development Manager, Tim Dawes to undertake an analysis of appeal decisions received within the last six months, to look at re-occurring material themes that the Planning Inspectorate place weight on in concluding that an appeal should be permitted. The Sub-Group felt that an increasing number of appeals were being allowed and it was important for councillors to understand the key underlying themes so that it would assist them in following good decision-making practices at Planning Committee meetings.

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4. **ANY OTHER BUSINESS**

There was no other business.

5. **DATE AND TIME OF NEXT MEETINGS**

The dates of forthcoming meetings were scheduled to start at 2pm:

- Wednesday 1 August 2018 – Committee Room 1
- Wednesday 12 September 2018 – Meeting Room 5
- Wednesday 24 October 2018 – Committee Room 1
- Wednesday 28 November 2018 – Meeting Room 8

Sophie
Butcher