

Planning Committee16th October, 2018PRESENT:-

Councillors Gardiner (Chair), D. Thompson (Deputy Chair), Bisbey, Brabazon, Chaytor, Coward, Fudge, Greenhill, Hatcher, McMurray, Payne and Rodmell.

IN ATTENDANCE:-

A. Codd (City Planning Manager), I. Miller (Regulatory Lawyer) and P. Rawcliffe (Senior Democratic Services Officer).

P. Hampel (Principal Conservation Officer) – minute 71.

APOLOGIES:-

Councillor Fareham.

Minute No.	Description/Decision	Action By/Deadline
PROCEDURAL ITEMS		
65	DECLARATIONS OF INTEREST No declarations of interest were made in respect of the items that follow below.	
66	MINUTES OF THE MEETING HELD ON 18TH SEPTEMBER, 2018 Agreed – That the minutes of the meeting of this Committee, held on 18 th September, 2018, having been printed and circulated, be taken as read and correctly recorded and be signed by the Chair.	
NON-EXEMPT ITEMS		
67	CALVERT LANE HEALTH CENTRE 18/00688/RES Condition 4: Approval of external materials. Moved by Councillor Chaytor and seconded by Councillor D. Thompson: That the ground floor brick and first floor cladding, as detailed in the report, and as per the examples presented to the Committee, be agreed.	City Planning Manager

	<p>Motion carried.</p> <p>(T. Wigglesworth (applicant) addressed the Committee on the above matter.)</p>	
68	<p>REVIEW OF THE REVISED NATIONAL PLANNING POLICY FRAMEWORK</p> <p>The City Planning Manager submitted a report which reviewed the main changes to the revised National Planning Policy Framework (NPPF); detailed any implications for the Planning Service, and informed the Committee of the Minister for Communities, Housing and Local Government's response following the letter sent by the City Council's Chief Executive.</p> <p>The NPPF was first published in 2012. Following a Government consultation earlier this year the Planning Committee responded to those proposals. The Chief Executive also wrote directly to the Minister for Communities, Housing and Local Government with recommendations for ways to speed up housing delivery, based on successful approaches within Hull.</p> <p>The revised NPPF was issued in July, 2018, and replaced the 2012 document. The NPPF provided an overall framework for planning which needed to be taken into account in both planning policy and decisions on planning applications.</p> <p>The revised NPPF promoted issues that were already being addressed within the new Local Plan such as the focus on town centre development; Building for Life; housing delivery, and affordable housing.</p> <p>Discussion took place around the need to encourage developers to deliver on the planning permissions that had been approved; the appropriate level of the 'buffer' for the Housing Delivery Test; incentives to build; that emphasis should be placed on the quality of design, and the definition and location of affordable housing.</p> <p>Agreed -</p> <p>a) That the changes outlined in the National</p>	City Planning Manager

	<p>Planning Policy Framework be noted, and</p> <p>b) that a housing delivery figure, to include a 5% buffer, to be reported through the Annual Monitoring Reports, as outlined in paragraph 6.10 of the report, be supported.</p> <p>(Councillor Chaytor wished to be recorded as voting against the above resolution insofar as he felt that the housing delivery figure should include a 10% buffer, which would encourage developers to commence planning permissions.)</p>	
69	<p>GOVERNMENT CONSULTATION – PERMITTED DEVELOPMENT FOR SHALE GAS EXPLORATION</p> <p>The City Planning Manager submitted a report which sought approval of the suggested response to the Government’s Consultation, ‘Permitted Development for Shale Gas Exploration’, or, alternatively, to make appropriate amendments, and for the agreed response to be sent to the Government.</p> <p>It was the Government’s view that there were potentially substantial benefits from the safe and sustainable exploration and development of the Country’s onshore shale gas resources. The Government also remained committed to making planning decisions faster and fairer for all those affected by new development. The Government was therefore consulting on a proposed change to how decisions were made about schemes for the extraction of shale gas.</p> <p>The Government announced, in a joint written Ministerial Statement on 17th May, 2018, its intention to consult on the principle of whether non-hydraulic fracturing shale gas exploration development should be granted planning permission through a permitted development right. A consultation document had been published with a consultation period that was to end on 25th October, 2018. The report summarised the issues raised by the consultation and suggested an answer for each of the specific questions contained within the document.</p>	City Planning Manager

	<p>The Government had also published a consultation on whether to include shale gas production in the Nationally Significant Infrastructure Project regime under the Planning Act, 2008. This would relate to large scale production operations and not the earlier exploration of appraisal phases.</p> <p>Members commented that the proposed responses in Appendix A of the report reflected current Council policy.</p> <p>Agreed - That a copy of the responses, as set out in Appendix A of the report, be agreed and sent to the Department for Communities and Local Government.</p>	
70	<p>REVIEW OF THE PLANNING COMMITTEE'S SITE VISITS PROTOCOL</p> <p>The City Planning Manager submitted a report which explained that at the meeting of this Committee held on 5th September, 2018, a review of the Site Visit Protocol was requested, particularly around the procedure for requesting a site visit. The report considered the operation of the Protocol; options for change, and what changes could be made to the Site Visit Request Procedure. The report also considered the requirements for behaviour during site visits. In summary, he felt that the Protocol was working well as evidenced in paragraph 6.4 of the report.</p> <p>Discussion took place around the process for, and the various options available to, Members for requesting a site visit for a planning application.</p> <p>Moved by Councillor D. Thompson and seconded by Councillor Brabazon:</p> <p>That the Site Visit Protocol be not amended.</p> <p>Motion carried.</p> <p>(Councillor Chaytor wished to be recorded as voting against the above resolution insofar as he felt that the decision put the Council at risk of failing to comply with the Wednesbury Principles.)</p>	City Planning Manager

71	<p>PERFORMANCE MONITORING</p> <p>The City Planning Manager submitted a report which provided updated information on the performance of the Planning Department. The schedules attached to the report detailed appeals lodged; appeal decisions; the number of current enforcement cases; enforcement notices issued; listed buildings at risk, and performance against national targets for determining planning applications. The importance of the planning application measure was key as the percentage rates were used to determine whether a Planning Authority would become a Designated Authority.</p> <p>The Committee was updated on the current situation relating to the Strand, Brunswick Avenue; the George Lamb Memorial Chapel, Lambert Street; Hennebique Concrete Workshop, Caroline Street; East Lodge, Pearson Park; the Former National Picture Theatre, Beverley Road; the Hydraulic Tower and Pump House, St. Andrew's Dock; King's Buildings, South Church Side, and Castle Buildings, Castle Street.</p> <p>Discussion took place around the timescales for the completion of the Statements of Reasons for the Strand, Brunswick Avenue and the George Lamb Memorial Chapel, Lambert Street, and how statistics for the number of planning applications that were not determined within the timescales set by Government could be included in future versions of this report.</p> <p>Agreed -</p> <ul style="list-style-type: none"> a) That the schedules be noted; b) that the performance report continues to be received on a quarterly basis; c) that the Town Clerk be requested to ensure that the Statements of Reasons for the Strand, Brunswick Avenue and the George Lamb Memorial Chapel, Lambert Street be completed and forwarded to the Secretary of State by the end of the calendar year, and that a progress report on this matter be submitted to the meeting of this Committee due to be held on 18th December, 2018, and 	<p>(a-b and d) City Planning Manager, (c) Town Clerk/ Ian Miller</p>
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	<p>d) that the City Planning Manager includes, in the next version of this report, details of the additional statistical information that could be incorporated in to future versions of this report concerning the number of planning applications that were not determined within the timescales set by Government.</p>	
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