

Minutes of the Meeting of the Planning Committee held on Monday 13 March 2017 at The Council Offices, Post Office Road at 5.00pm.

Present: Cllr C Hipkin, Cllr A Hobson, Cllr C Davey & Cllr C Shepherd

In attendance: Sarah Bristow (Clerk)

7. Election of Chair
It was resolved for Cllr C Hipkin to be Chair of this Committee.
8. Election of Vice Chair
It was resolved for Cllr C Shepherd to be Vice Chair of this Committee.
9. To consider apologies for absence
It was resolved to accept apologies for absence from Cllr T Suiter and Cllr G Billard.
10. To receive Declarations of Interest:
None Received.
11. Minutes of the meeting held on 13 October 2016
 - a. Approval of minutes of meeting
It was resolved for the minutes to be signed as a true and accurate record.
 - b. Matters arising
Everything on the agenda.
12. Committee Terms of Reference
Cllr Shepherd has drafted out Committee Terms of Reference.

DRAFT TERMS OF REFERENCE

1. To consider all planning applications by examining the plans and if necessary visiting the sites and to take into account any comments from parishioners.
2. To consider whether to canvas opinion about major planning issues that affect the parish.
3. To recommend to the Parish Council how it should respond to each planning application.
4. To report to the planning authorities any potential planning breaches.
5. To consider and comment on any other planning policy or other strategic planning issues or issues that will have an impact on planning.
6. To consider whether a Neighbourhood Plan should be developed and to make a recommendation to the Parish Council.
7. When an application is subject to appeal the Committee is authorised to make written representation or to elect a member to attend the hearing.
8. All meetings of the Committee will be open to the public.
9. All members will attend a planning training session within a year of joining the committee or at the earliest opportunity.

It was resolved to recommend to Full Council that this be the Terms of Reference for this committee.

13. CPRE Letter
After discussion **It was resolved to recommend to Full Council that the Council takes up the pledge.**
14. CIL Monies
Cllr Shepherd advised that the CIL is now in affect and any developments over 100 square metres would be required to pay CIL. Although there are not many developments of this size in the village there will be some money coming to the Parish Council. The two recent developos at Park Hill would have given the Parish Council income of around £900.00. This money needs to be used for infrastructure within the village and **It was resolved for any money received to be ring-fenced for named project eg Village Hall.**
15. Dealing with Planning Applications
- 17/00333/F Extension and Alterations (rendering of main house). at 29 Manor Road Dersingham King's Lynn Norfolk PE31 6LD. **It was resolved to recommend to Full Council that his application is refused on the ground of not in keeping with the area as in conversation area and no houses are rendered in this area.**
- 17/00137/F Single storey open fronted hay barn for storage of feed for cattle. at Land W of Roundabout NE Dersingham Fen Dersingham Bypass Dersingham Norfolk. **It was resolved to recommend to Full Council that this application is approved.**

Cllr Shepherd said that she felt from being a Parishioner that the Council had forgotten comments made at the start of the meeting and it was too late to discuss after when a vote had already been made. Cllr Hipkin felt that Councillors had made up their mind prior to the meeting and unless anything that had not been considered was brought up then Councillors did not change their minds. The Clerk advised that breaking the meeting up and allowing Parishioners to speak could be achieved but not advisable. Cllr Hipkin felt that these meetings should be where the public came to inform the Council not necessary Full Council. All planning applications to be placed on this agenda and Parishioners encouraged to attend Planning Meetings.

16. Planning Training and Government White Paper on Fixing our Broken Housing Market.
Cllr Shepherd said that she felt it was necessary for Councillors to obtain training on what they could comment on being a Parish Councillor. Cllr Shepherd has also given a report on the current Government White Paper.

Fixing our Broken Housing Market – Government White Paper

Problems:

Since 1970s 160,000 new homes built each year, need between 250,000 and 275,000 each year to keep up with population growth and to tackle years of undersupply.

Not enough local authorities have plans for homes needed

House building too slow – in last 25 years productivity of whole economy grown by 41% but growth in construction industry only 11%

Construction industry reliant on a small number of big players – 10 companies responsible for 60% of completions

Since 1998 ratio of average house prices to average earnings has doubled.

Large gap between planning permissions granted and homes built – in last 6 years more than one third of homes given planning permission yet to be built. Housing Associations responsible for 30% of completions.

Proposals:

Planning for the right homes in the right places

Every council to have up to date local plan, simplify plan making, government to produce standard way of assessing housing need, greater transparency over land ownership to clarify land availability for new housing, making land available for homes in right places by maximizing contribution from brownfield sites and surplus public land, releasing more small and medium sites, allowing rural communities to grow and making it easier to build new settlements, maintaining strong protection for green belts, giving communities stronger voice in design of new housing building of success of neighbourhood planning, encourage higher densities.

Building homes faster

Greater certainty for authorities that have planned for new housing and reducing scope for plans to be undermined by changing way land supply for housing assessed, boosting local authority capacity and capability to deliver and deterring unnecessary appeals, ensuring infrastructure provided in right place at right time by coordinating government investment and targeting housing infrastructure fund, securing timely connections to utilities, supporting developers to build more quickly by tackling delays from planning conditions and licensing protected species, exploring new approach to how developers contribute to infrastructure, address skills shortage by growing construction workforce, holding developers to account for delivery of new homes through better and more transparent data, holding local authorities to account through new housing delivery test.

Diversifying the market

Backing small and medium builders to grow through home building fund, supporting custom build homes with greater access to land and finance, bringing in new contractors that can build homes more quickly than traditional builders, encouraging more institutional investors into housing including building more homes for rent, supporting housing associations and local authorities to build more home, boosting productivity by encouraging modern methods of construction.

Helping people now

Continuing with help to buy and starter homes, investing in affordable homes programme, making rents fairer for tenants, promoting transparency and fairness for growing numbers of leaseholders, cracking down on empty homes and supporting areas most affected by second homes, encouraging development of housing to meet needs of future population, helping most vulnerable who need support with their housing, doing more to prevent homelessness.

17. Correspondence
No correspondence received.
18. Items for inclusion at the next meeting
Agenda items 1,2,6,7 & 8 to be removed.
19. Date of next meeting
Monday 10 April 2017 at 6.00pm at the Parish Office.

With no further business the meeting was closed at 5.55pm.