

Melton Local Development Framework Task Group

Minutes of Meeting

Thursday 9th September 2010 at 6.00pm

Present:	Assistant Chief Executive (ACE)
Cllr Angrave (Chair)	Corporate Director (CD)
Cllr Freer	Principal Policy Officer (PPO)
Cllr Sheldon	(Planning) Policy Officer (SM)
Cllr Moncrieff	Paul McKim (PM)
Cllr Wright	

Apologies: Cllrs Chandler and Jackson

Minutes of meetings held on 8th July 2010

The Task Group minutes were agreed.

Housing Supply Update

SM presented information relating to housing supply to the Task Group.

Completions have exceeded the RSS requirement during the period 2006 to 2010. Affordable housing figure was low for 2010.

The 80% target for development to take place at Melton Mowbray has also dipped although the delivery of the SUE will alter this to an extent.

Brownfield land figures have also dipped, as have density completions. Both of these figures have been affected by amendments to PPS3.

SM provided an update to the TG on extant planning permissions for residential development on large sites (10 dwellings and over). Details of other sites which have the potential to contribute to supply were also presented. The sites were rated as deliverable, developable (but not deliverable) or not developable.

The Task Group noted that the 5 year land supply was less comfortable than last year and whilst a 5 year land supply could be argued this year there could be a significant risk to the 5 year supply position in future years. The Task Group asked officers to investigate further the developable sites to see if practical planning solutions could be found to overcome viability issues, therefore justifying their status as deliverable.

Core Strategy: Housing Mix – Towards Submission

ACE introduced the paper and gave the committee the background to the report which dealt with meeting housing needs on market housing sites. New evidence and the consultation results confirmed the policy direction already being taken which supported a policy which required new development to meet the housing needs of the community.

The Task Group accepted the recommendation set out in the report.

Core Strategy: Countryside – Towards Submission

SM introduced the paper and gave the committee the background to the report which dealt with the strategic options for the protection of the countryside. The main issue related to whether specific areas of the countryside could be protected and whether development in the countryside could be limited by definition.

The Task Group accepted the recommendation set out in the report.

Local Development Scheme Review

ACE confirmed to the meeting that the Local Development Scheme as agreed previously is not capable of being delivered due to staff absences, procedural issues, implications relating to the revocation of the RSS and the opportunity taken to bring forward masterplanning of the urban extension.

The programme needs to be amended in response to the changing circumstances. Bringing forward the urban extension may mean that other work areas would be delayed.

The paper presented four options for revising the LDS in relation to the Core Strategy and delivering the urban extension. Of the options Members were minded to recommend that the revised LDS be based on a Core Strategy plus SPD for the urban extension.

ACE ran through matters which will affect the programme, including further work needed to reconcile some of those matters, to complete the Core Strategy and the possibility of the lack of an experienced staff resource posing a serious risk to the ability of the service to meet its statutory obligations.

The TG noted that the examination and process leading up to it would require effective resourcing to reduce the risk to the investment already made. The TG expressed a desire to see the MLDF budget safeguarded from reduction as part of efficiency savings, noted the further work required and requested focus on the core strategy and SUE in order to maximise the likelihood of being found sound at public examination.

The TG expressed a desire to see the Core Strategy agreed before the election of a new Council and wished to see resources used to achieve this.

TG agreed the recommendation set out in the paper.

SUE Masterplanning Update

ACE updated the Task Group that the Governance Arrangements recommended for approval at the last Task Group were considered and agreed by REEA last night. The Governance Structure required the Task Group to be updated and minutes of four meetings were presented to the Task Group.

PM updated the Task Group on the SUE project, noting it was moving fairly swiftly and that issues arising were being considered through the governance structure. A timetable for meetings had been agreed and representation by key officers and staff from the stakeholders involved in the process has been put in place.

There has been rapid progress on constraints mapping to date which will lead into masterplanning. There is an expectation that the developers will appoint a Masterplanning Team swiftly to start to analyse constraints and identify solutions. A technical day is being convened for October to explore issues for the development of a SUE and identify key work required to take the project forward.

Melton Mowbray Sustainable Urban Extension – Infrastructure Schedule

PM introduced the Infrastructure Schedule which would cover all abnormal costs associated with the development (i.e. facilities and physical items needed to make a large scale development work). The infrastructure items identified will need to be evidence based, costed and attributed to a delivery mechanism. They will also go through a tiering system, allowing decisions to be made on viability and delivery of expectations for SUE.

Design was also a key issue for the SUE. Members requested a visit to see examples of urban extensions to be able to gauge best practice and help them to guide the developers with examples that fit with their expectations.

Any other business

ACE informed the Task Group of the County Council's waste stakeholder engagement which included 3 proposals in Melton; Brooksby Quarry for inert landfill, Asfordby Mine for Anaerobic Digestion and Nottingham Road farm for waste transfer site.

Cllr Angrave reminded the Task Group that he would not participate in a debate about Brooksby Quarry. ACE reminded members that the Council has previously objected to the use of Brooksby Quarry for landfill, a position that officers would maintain unless members decided otherwise. The Task Group were not minded to object to the use of Asfordby Mine or Nottingham Road sites but did consider that Asfordby Mine could also be used for a waste transfer site as opposed to Nottingham Road.

Date of Next Meeting

DONM– 26th October 2010.

Meeting finished at 2008.