

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE  
held on 8 May 2018**

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**PRESENT -**

Councillor David Wood (Chairman); Councillor Chris Frost (Vice-Chairman) Councillors Michael Arthur MBE, Steve Bridger, Rob Geleit, Martin Olney, David Reeve and Humphrey Reynolds (as nominated substitute for Councillor Graham Dudley)

Absent: Councillor Graham Dudley, Councillor Tina Mountain and Councillor Alan Sursham

Officers present: Damian Roberts (Chief Operating Officer), Amardip Healy (Chief Legal Officer), Karol Jakubczyk (Planning Policy Manager) and Sandra Dessent (Democratic Services Officer)

**1 QUESTION TIME**

A verbal question was asked by a member of the public relating to items on the agenda namely the Annual Monitoring Report and Optimising Housing Delivery, and a reply was given at the meeting.

**2 DECLARATIONS OF INTEREST**

No declarations of interest were made by Councillors regarding items on the agenda.

**3 MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Licensing and Planning Policy Committee held on 25 January 2018 were agreed as a true record and signed by the Chairman.

**4 EPSOM & EWELL LOCAL PLAN ANNUAL MONITORING REPORT 2016 - 2017**

The Local Plan Annual Monitoring report (AMR) assesses the performance of adopted planning policies and tracks the Council's progress against the Local Plan Programme.

The Committee received and discussed the Annual Monitoring report for 2016/17 and the following points were made:

- With regard to housing mix, the analysis refers to a reason for not meeting the Council's Development Management Policy DM 22 as being in part due to that 'market signals' had indicated the need for delivering smaller

units in contrast to the demand for 3 bed units detailed on the Council's policy. The discrepancy was noted and the Committee was assured that housing mix would continue to be a closely monitored aspect of the Local Plan.

- It was highlighted that meeting the Borough Council's parking standards (through new development) remained a sensitive issue. It was noted that procedures to monitor compliance would be set-up.
- It was agreed that cycle access for all new developments was becoming increasingly important because of the growing lack of capacity on the highway network.

It was also agreed to investigate the points below and make appropriate amendments:

Page 14, DM2 Infilling with the boundaries of Major Developed sites	Identify if original application for Care Home is included in the NESOT applications
Page 37, Policy DM25, Development of Employment premises	Clarify which year the M Benz development falls into and amend if necessary
Page 57, E14 Depot Road/Upper High Street	Clarification required on the Upper High Street development
Page 70, first row	Clarify source of supply figures: <b>522</b> homes against total figure <b>507</b>

Having noted the contents of the Local Plan Annual Monitoring Report, the Committee;

- (1) Approved the report for publication on the Council's website subject to minor amendments agreed by the Committee
- (2) Agreed that future Annual Monitoring reports adopt a streamlined approach, which focusses upon key themes rather than reporting on individual policies and indicators

## 5 MAKING EFFICIENT USE OF LAND - OPTIMISING HOUSING DELIVERY

The Committee received a report outlining material considerations that should be taken into account when assessing planning applications against the current adopted policies in relation to conflicting demand from different use, densities and building heights. Subject to the committee's agreement the proposed strategy was to be communicated to the Planning Committee. It would be deployed to assist them in determining applications in light of requirement to optimise housing supply.

It was stressed that the proposed policy was an interim measure compiled in response to changes in National Planning Policy Framework, but would help to demonstrate that the Council was doing everything possible to boost housing delivery and give greater certainty to the local plan process.

Concern was expressed that implementation of the proposals could result in over development, however it was noted that policies already in place would act as further checks and balances to mitigate the possibility.

It was further noted that as a result of the Planning Improvement Plan members had the opportunity to engage with developers on major planning applications, to discuss such matters as height and density much earlier in the process.

Accordingly, the Committee;

- (1) Considered the current situation relating to the use of land following the publication of changes in national planning policy
- (2) Acknowledged the national and local material considerations in relation to housing need, housing land supply and the need to optimise development land and that due weight should be attached to these matters when assessing planning applications against current adopted local policies

## 6 CONSULTATION ON DRAFT NATIONAL PLANNING POLICY FRAMEWORK

The Committee was informed that the government had published its draft revisions to the National Planning Policy Framework (NPPF) for consultation. The final version was due to be published in the Summer 2018.

A discussion on the Council's response to the proposals ensued and the Committee proffered the following comments/suggested amendments:

Chapter 2, Q2, second paragraph,	Add:  'The Borough Council's understanding is that this acknowledges that there is likely to be areas where there is unmet <b>housing need</b> .'
Chapter 4, Q9 final sentence	Clarification required on the Council's view of the benefits of mandating the use of review mechanisms
Chapter 5, Q11 and question 14, paragraph 4	Council responses to correspond with the NPPF terms for small sites (10 dwellings or fewer) and major sites (11 dwellings or more)
Chapter 8	Add additional comments around viability assessments:  • Introduction of further viability testing if

	<p>developers haven't commenced projects within 18 months of planning permission, through Section 106 agreement</p> <ul style="list-style-type: none"> <li>• 85% of planning permissions in the borough are for smaller sites (10 or fewer) – it would be beneficial to introduce viability testing for small sites as well as major developments.</li> <li>• Policies to ensure developers can't 'sit' on land</li> <li>• Confirmation of claw back arrangements – not standard in the NPPF but the Council do have the authority to use them</li> <li>• Processes for ensuring that developers who make large profits provide appropriate contributions towards affordable housing</li> </ul>
Chapter 13, Q31 paragraph 4, first line	<p>Committee agreed to amendment suggested by representative of the Jockey club:</p> <p>'The draft NPPF restricts opportunities for new equestrian development in the Green Belt except in very special circumstances'.</p>

The Committee considered the draft responses to the government's proposals and subject to minor amendments agreed by the Committee approved the Council's response to the consultation.

*The meeting began at 7.30 pm and ended at 9.05 pm*

COUNCILLOR DAVID WOOD (CHAIRMAN)