

**LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am
on 6 JANUARY 2012**

Present: Councillor J Ketteridge – Chairman.
Councillors S Barker, C Cant, J Cheetham, E Godwin,
J Loughlin, J Menell, E Oliver, V Ranger, H Rolfe and D
Watson.

Also present: Councillors R Chambers and J Redfern.

Officers in attendance: M Cox (Democratic Services Officer), R
Harborough (Director of Public Services), S Nicholas
(Senior Planning Officer), A Storah (Planning Officer) and
A Taylor (Assistant Director Planning and Building
Control).

LDF43 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence or declarations of interest.

LDF44 MINUTES

The minutes of the meeting held on 2 December 2011 were received
and signed by the Chairman as a correct record.

LDF45 UPDATE ON LDF CONSULTATION

The Assistant Director Planning and Building Control reported on
progress with the consultation arrangements.

The formal consultation would commence on 20 January. The leaflet
advertising the consultation events and giving the website address had
been circulated to all parish councils, secondary schools and the primary
schools in the key settlements. An advert would be placed in local
newspapers and there would be a press release.

The consultation events would be held in the key settlements and
attended by a range of council staff.

At the Community Forums in February and March an exhibition of the
proposals would be available from 7pm, prior to the main meeting.
Members had expected that there would be an opportunity for the parish
councils and members of the public to ask questions and raise issues
during the meeting and asked for the necessary arrangements to be
made. The Community Forum agendas would be amended accordingly.

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Councillor Ketteridge mentioned a recent press report which he thought was misleading as it spoke about sites being earmarked for development and quoted numbers of houses. It was important for members and officers to continue to press home the message that this consultation concerned only the principal of the proposed distribution of development.

LDF46 **UPDATE ON ANNUAL MONITORING REPORT**

The Senior Planning Officer presented a report on the Annual Monitoring report which covered the period from April 2010 to March 2011 and was now available on the Council's website. The report was in 3 parts

- i) Progress on the development scheme.
- ii) Core indicators.
- iii) Monitoring of existing policies.

A summary report had been produced which outlined the key findings in relation to employment, retail, housing, environment, biodiversity and renewable energy.

In answer to a question from Councillor Redfern it was confirmed that information was available on the number of employment sites that had been lost due to a change of use but this was still raw data that had not been analysed.

The working group discussed the information regarding the additional dwellings that had been built during the year. It was felt that these figures were skewed because the rate of building was currently low in relation to the number of planning permissions that had been granted. Members thought it would be useful to receive regular updates on the number of permissions granted and the developments that had been completed. The meeting was informed that the report on the 5 year land supply that was produced on an annual basis included this information, and was available on the website. It was likely that producing this information on a more regular basis would be time consuming and not feasible with the staff resources available but the Leader would speak to officers regarding the information that could be produced.

Members commented on the current law which imposed no timescale on implementing a planning permission as long a part of the development had taken place. It was AGREED that the Leader makes representations to the Secretary of State on this point emphasising the effect that this practice had on the district in delaying housing coming forward and affecting the 5 year land supply in Uttlesford.

The report then considered progress against the targets for key planning policies. It was noted that the target for affordable housing had not been met during the period although there were developments due to come forward. Councillor Rolfe asked what could be done to encourage the building of more affordable housing. The Assistant Director Planning and Building Control said that a change in Council policy was proposed which would require from smaller developments, the payment of a commuted

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sum to provide offsite provision of affordable housing. Until this policy was adopted the council could decide to put more weight on the provision of affordable housing as a material consideration but as each application had to balance different interests flexible policies were required.

Cllr Rolfe said that parish exception sites should be encouraged and the Council should offer more help for parish councils to pursue these schemes.

LDF47

FUTURE MEETINGS

The dates and times of future meetings were noted as follows:

Friday 3 February – 9.30am

Friday 2 March – 9.30am

Thursday 5 April – 9.30am

Friday 11 May – 9.30am

The meeting ended at 11.30pm.