

## Policy Review Committee

Venue: Committee Room

Date: 15 October 2013

Present: Councillors M Jordan (Chair), Mrs M Davis, K Ellis, Mrs K McSherry (for Mrs E Metcalfe), R Musgrave, R Packham and A Spetch.

Apologies for Absence: Councillors Mrs E Metcalfe (substitute Mrs K McSherry) and I Reynolds.

Also Present: Councillor J Mackman.

Officers Present: Karen Iveson, Executive Director (S151): Helen Drye, Lead Policy Officer; Eileen Scothern, Business Manager; Simon Parkinson, Lead Officer Community Support and Richard Besley, Democratic Services

### 11. DISCLOSURES OF INTEREST

There were no declarations of interest.

### 12. MINUTES

Councillor Musgrave asked that the minutes of the special meeting of the Policy Review Committee held on 12 September 2013 be amended to reflect that the declaration of non-registerable interest declared was in respect to CP6 within item 4 and not the whole of item 4.

#### **RESOLVED:**

**To receive and approve the minutes of the Policy Review Committee held on 16 July 2013 and the special meeting held on 12 September 2013 as amended and they are signed by the Chair.**

### **13. CHAIR'S ADDRESS**

The Chair informed the Committee that he had received notice from Councillor Reynolds that he would be standing down from the Committee.

### **14. PR/13/6 – New Local Plan for the District & Revised Local Development Scheme**

The Chair welcomed Cllr Mackman as the lead Executive Member for Place Shaping who was attending to present the report to the Committee.

The Executive Member and Officers explained that with the closure of Core Strategy's Examination in Public (EIP) and the publication of the Inspector's report the Executive are recommending to Council at its 22 October meeting that they approve the modifications and adopt the Core Strategy.

The Council is now moving forward with a combined Sites and Policies Local Plan (SAPP) to implement the Core Strategy.

The Executive ask that the Committee note the report outlining the scope of the SAPP and the accompanying timetable.

The proposals would allow Policy Officers to return to the Issue and Option Stage and create a new SAPP which the Committee will consider and comment on as new policy development to the Executive.

Responding to a question on resources the Lead Officer confirmed that Policy staff would be involved. A detailed timetable has been prepared by Officers to plan work and bring in extra resource when essential.

With regard to the 'call for sites' the Executive Member informed the Committee that the process was fully explained on the website and that a further call will be made during the Issues and Option phase of the SAPP.

#### **RESOLVED:**

**To note the report.**

### **15. PR/13/7 – Planning Conditions**

On behalf of Richard Sunter, Senior Planning Officer the Business Manager, Eileen Scothern presented the report drafted as a result from a motion tabled by the Labour Group at Council.

The report covers the two areas of concern from Council, Contractors Site Compounds and facilities for Wheel Washing and their enforcement.

The Manager confirmed that there were difficulties imposing conditions and the Senior Planner sought within the report to recommend to the Committee the use of informatives.

Councillor Packham put forward a counter proposal to that recommended by the Senior Planner.

This was seconded by Councillor Davis.

**RESOLVED:**

**In response to the concerns of members relating to the impact on the local highway network resulting from the implementation of planning permissions, Officers take the following actions:**

- 1. Attach conditions to planning permissions relating to the provision of contractors' site compounds and wheel washing facilities where considered appropriate, based on the scale of the development and the likely impact on the area, including cumulative impact. Where such conditions are not proposed in relation to major developments informatives are used and the officer's report will explain why it is not considered necessary;**
  - 2. Look at ways of working with the Civil Parking Enforcement team and County Highways to address problems where conditions are not attached to planning applications, (for example where developments are of limited scale) and issues arise relating to parking or mud and debris on the highway;**
  - 3. Consider how the issue can be further addressed by the inclusion of a development management policy in the Selby Area Local Plan;**
  - 4. Draft an advisory note for developers, explaining the above approach; and**
  - 5. Raise the matter at the Developer forum, explaining members concerns.**
- 16. PR/13/8 – Renewable Energy Task and Finish Group**

The Chair confirmed that the Task & Finish Group had worked with the Lead Policy Officer who had prepared the report before the Committee that made recommendations to take forward guidance on the development of wind farms in the area.

The Lead Officer referred to new National Planning Policy Framework (NPPF) that seeks an increase in the use and supply of green energy. The NPPF warns Planning Authorities not to rule out applications through inflexible rules on buffer zones and separation distances and the lead Officer confirmed that any new

guidance should be compliant and consistent with the Core Strategy as well as the NPPF.

The Chair confirmed that the T & F group had already had an informative meeting with a Councillor from Staffordshire County Council who had been responsible for bringing a Policy paper to his Council for adoption. He hoped that the T & F would now sit on one more occasion to develop a policy to the Committee for its January meeting.

The Committee were committed to any policy being open to all forms of green energy, such as solar power and noted that in Europe large scale solar farms were very effective, and those types of alternative energy must be better for communities than the current local power stations with emissions and dust/soot fallout particles.

**RESOLVED:**

- i Develop a Guidance Note on wind farm development consistent with the Selby District Core Strategy and compliant with the national Planning Policy Framework and associated guidance be developed.**
- ii The guidance note should cover the issues identified in paragraph 2.33.**
- iii Review the AECOM Renewable Energy Capacity Plan (Appendix 3) to ensure that it provides a current evidence base.**
- iv Map all built and approved wind turbines on the Selby District to the AECOM Renewable Energy Capacity Plan (Appendix 3)**
- v Include Solar Energy into the Scope of the Task and Finish group and meet to research this area of activity.**
- vi full fees and charges for planning applications be charged, including pre and post application advice.**

**17. PR/13/9 – Welfare Reform (Scoping)**

Following a motion by the Labour Group to Council in June the Committee been asked to review the current policy on Spare Room Subsidy (SBS), often referred to as the “Bedroom Tax” Simon Parkinson, Lead Officer Community Support attended to report on the current position on SBS and to seek the Committee’s direction on the proposed policy report to be brought before the Committee in December.

The Officer reported on the number of tenancies that had been reduced to date, where tenants had relocated to smaller/more appropriate homes.

The Officer confirmed that the North Yorkshire Home Choice policy had been amended to reflect legislation and that no one can now bid for homes that are larger than the tenants need.

People that fall in the SBS threshold are banded and are top priority when seeking to downsize.

Asked by the Committee, the Officer could confirm that no tenant had been evicted as a result of SBS and the relative increase in Council Tax and that Officers were studying figures on Rent/Tax arrears to see whether they are as a result of SBS.

The Policy paper to be brought to the Committee will also consider an exemptions policy, as the Council are currently adhering to statutory exemptions only.

The Officer confirmed that there was very little exemption on room size, with the view that if a room could occupy a single bed, it was deemed a bedroom. The Officer was pleased to confirm that the Tenants Transfer Incentive scheme was available and 6 tenants had moved so far through that scheme.

The Officer asked the Committee for the scope of the policy with a wide remit of Welfare Reform. The Committee felt that the policy should include details on Benefit Cap as well as SBS it was best to leave Universal credit to a future Committee date.

The Committee look forward to the report at its meeting in December.

## **17. WORK PROGRAMME 2013/14**

The Chair confirmed that the Welfare Reform policy will come before the Committee in December and that Renewable Energy and the Issues & Options stage of the SAPP would be placed on the Work Programme for January.

### **RESOLVED:**

**To note amend the Policy Review Committee Work Programme for 2013/14.**

The meeting closed at 7.01pm.