

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Cabinet Member for Housing and Planning** held on Monday, 20th February, 2017 at Committee Suite 1,2 & 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

### **PRESENT**

Councillor A Arnold

#### **Officers in attendance:**

Sarah Baxter - Democratic Services Officer

Allan Clarke – Principal Planning Officer

Adrian Fisher - Head of Planning, Strategy

Sean Hannaby - Director of Planning & Sustainable Development

Jeremy Owens - Development Planning Manager

#### **Councillors in attendance**

Councillor J Nicholas

Councillor A Stott

### **5 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **6 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **7 PUBLIC SPEAKING TIME/OPEN SESSION**

Dr Ken Morris attended the meeting and spoke for a period of 5 minutes.

### **8 CHESHIRE EAST LOCAL PLAN: COMPLIANCE WITH SECTION 35 OF THE PLANNING AND COMPULSORY PURCHASE ACT 2004 AND REGULATION 34 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

The Portfolio Holder for Housing and Planning had been requested to approve the Cheshire East Local Plan Authority Monitoring Reports for 2013/14 and 2014/15.

These reports were the sixth and seventh Authority Monitoring Reports (AMRs) (previously known as the Annual Monitoring Report) produced by Cheshire East Council. The reports contained factual information and were published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **RESOLVED:**

That the Cheshire East Local Plan AMRs for 2013/14 and 2014/15 be approved by the Portfolio Holder for Housing and Planning.

**9 CHESHIRE EAST LOCAL PLAN (PART 2) SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT ISSUES PAPER, CALL FOR SITES AND REVISED SUSTAINABILITY APPRAISAL SCOPING DOCUMENT**

The Portfolio Holder for Housing and Planning had been requested to approve the Site Allocations and Development Policies (“SADPD”) Issues Paper (Appendix A) and Revised Sustainability Appraisal Scoping Report (Appendix B) for six weeks of public consultation, alongside a ‘call for sites’ to inform the allocation of any further sites for development within the SADPD.

The SADPD was the second part of the Council’s Local Plan. It would be prepared in the context of the strategic priorities and policies set out by the Local Plan Strategy (“LPS”), which was now at an advanced stage in its examination. The SADPD would contain further site allocations as necessary to ensure that the overall development requirements, as set out in the LPS, were met along with further, detailed policies to guide planning application decision-making.

**RESOLVED:**

(1)That the Site Allocations and Development Policies Document Issues Paper and Revised Sustainability Appraisal Scoping Report for six weeks of public consultation be approved, alongside a ‘call for sites’ to inform the selection of any additional site allocations within the SADPD.

(2)That the comments made by Members on the Strategic Planning Board at its meeting on 25th January 2017 (Appendix C) be noted.

**10 COMMUNITY INFRASTRUCTURE LEVY, PROGRESS UPDATE AND APPROVAL TO CONSULT ON PRELIMINARY DRAFT CHARGING SCHEDULE**

The Portfolio Holder for Housing and Planning considered a progress update report on the Community Infrastructure Levy (CIL). The report outlined the latest position in developing the Community Infrastructure Levy (“CIL”) Charging Schedule and work undertaken by consultants, Keppie Massie, concerning the potential for introducing a CIL charge within Cheshire East. The Portfolio Holder for Housing and Planning was also requested to give his endorsement to consult the public for six weeks on the CIL: Preliminary Draft Charging Schedule and initial Draft Regulation 123 list.

The consultation on the Preliminary Draft Charging Schedule was the first of two consultations on a potential CIL charge for Cheshire East, to be followed by an Examination in Public expected towards the end of 2017.

The Preliminary Draft Charging Schedule represented the starting position of the Council in establishing a formal CIL Charge in the Borough formed by 'appropriate and available evidence' in the terms set out in Section 211 (7a) of the Planning Act 2008. The importance of consultation and ongoing engagement was recognised at this early stage in the development of establishing a robust position to support a future CIL Charging Schedule in Cheshire East.

The Council recognised the importance of 'quality of place' in contributing to the economic wellbeing of an area and positively influencing and encouraging investment and jobs growth in the Borough.

The Local Plan Strategy would be a key vehicle in achieving this key Council objective, supported by the appropriate and timely provision of infrastructure.

The Community Infrastructure Levy would support infrastructure delivery and the intentions of the Local Plan Strategy, in driving quality of place whilst striking an appropriate balance between the level of CIL charge and economic viability to support continued investment in the Borough.

**RESOLVED:**

(1) That the Community Infrastructure Charging Levy Preliminary Draft Charging Schedule and initial Draft Regulation 123 List, as shown in Appendices A and B of the report, be endorsed for a six week period of public consultation.

(2) That the initial viability and infrastructure evidence, shown in Appendices C and D of the report, supporting the consultation on the Preliminary Draft Charging Schedule, be noted.

(3) That it be noted that services have commenced the necessary business changes required to be in a position to collect, operate, enforce and distribute the Community Infrastructure levy on adoption.

The meeting commenced at 10.00 am and concluded at 11.00 am