

Copeland Local Development Framework Working Party Meeting

Minutes of Meeting Held on 31st October 2012 at 4.30pm – Bainbridge Room

Present: Councillor G Clements (Chair)
Councillor G Sunderland
Councillor J Williams
Councillor J Jackson
Councillor D Riley

John Groves – Head of Nuclear, Energy and Planning (JG)
Chris Hoban – Senior Planning Officer (CH)
Louise Kirkup – Senior Planning Officer (LK)
Alison Earnshaw - Planning Officer – Notes (AE)

Rachel Lightfoot – Positive Planning (on behalf of Story Homes) (RL)

- 1. Minutes of the meeting held on 23rd July 2012**
- 2. Apologies** – Cllr Haraldsen, Cllr Norwood
- 3. Declarations of Personal and Prejudicial Interests in Agenda Items** – Councillors agreed that they would raise any issues as they came up.
- 4. Order of Agenda Items** - Agenda items to be followed as laid out.
- 5. Items for which the Press and Public will be Excluded** - No members of the public or press present.
- 6. South Whitehaven Draft Supplementary Planning Document for Consultation**

CH introduced the South Whitehaven SPD. He explained that the SPD was being produced to help the Council positively plan what will be a significant development and to assist Members in the decision making process once the application is submitted. The document also outlines environmental improvements the Woodhouse estate, a very important element of the overall plan for the South Whitehaven area.

RL guided Members through the document. The following issues were discussed:

- The fact that a lot of consultation has taken place already with local residents
- Story Homes are engaging with the County Council on developer contributions for education. A new single form entry primary school is suggested for a site in the Fleswick Ave, Windermere Road area. This is outlined in the draft of the SPD.

Amendments: Page 1 – second photograph down on the right has the caption ‘Valley View Road, Greenside’. This should be ‘Valley View Road, Greenbank’.

Cllr Clements asked if the cycle routes proposed on the South Whitehaven SPD were going to be linked to the National cycle routes in the area. RL said that Story's would have to consider the siting of appropriate signage for the national routes and also look in detail at tying in any routes with those that will be proposed on the West Whitehaven SPD site.

Cllr Clements asked about affordable housing on the site. RL explained that Home Group had asked that no affordable rented housing be provided on the site as this would lead to a larger number of empty properties on the Woodhouse estate. However, there would be opportunities on the Story Homes site for some shared equity and/or low cost housing.

Cllr Clements asked if there would be any grey water technologies/ rain water harvesting on the site. RL replied that this was very expensive to install and that it was unlikely that this would be included in the development. Surface water will however be dealt with on the site in the form of SUDs ponds. These will be fenced off in a way that blends into the landscape and lifebuoys will be provided as necessary.

AE gave a brief introduction to the Sustainability Assessment for the South Whitehaven SPD and explained that this would go out for consultation with the SPD document.

Members approved the SPD and accompanying Sustainability Appraisal to go out to consultation. The consultation period will last from 12th Nov to 21st Dec 2012.

7. West Whitehaven Draft Supplementary Planning Document for Consultation

LK introduced the West Whitehaven SPD and explained how important it was that the South and West Whitehaven developments complemented one another. The West Whitehaven SPD and South Whitehaven SPD documents will go out together for consultation.

LK took Members through the document section by section and the following issues were discussed.

- There should more in the document about the ground breaking work that took place at Marchon. This is an important part of Whitehaven's industrial heritage.
- Marchon gave a lot of items to the Council when it closed. These could put on display in the proposed visitors centre for example.
- This is not the ideal site for the temporary workers accommodation. This sort of development might hinder the sale of the executive style housing on the Story Homes site opposite.
- There is an issue with access around the Saltom Pit area. There are a number of danger signs which might put people off visiting the wider area. It would be good to provide more interpretation about the site and the causes of the danger.

Correction on pg. 12: The first shafts of the Haig Colliery were sunk in 1912.

LK explained that the SPD would be accompanied by some background documents that would deal with the detail of the landscape and views ('The History in the View'). These will be made available with the draft SPD - to be completed in Jan/Feb 2013.

AE tabled the findings of the West Whitehaven SPD Sustainability Appraisal and talked briefly about the most and least sustainable.

Members approved the SPD and Sustainability Appraisal to be published for consultation. The consultation will run from 12th November to 21st December 2012.

8. Consultation Plan for the South Whitehaven Draft SPD and the West Whitehaven SPD Issues and Options

LK talked members through Item 8 highlighting the dates and times for two 'drop-in' events, one at St Peter's Church Hall on 29th November from 10.30am-6.30pm and one in Kells Library on the 6th December 2.15pm-5.00pm. Cllr Sunderland said that the drop-in session on the 29th Nov coincided with the consultation on the Council's Budget, taking place on the same day in the United Reform Church. LK said that this shouldn't be an issue because the 'drop-in' would be running all day and there should be time for people to attend both. Cllr Clements suggested that those running the two events should encourage people to go to both venues on the day.

LK said that she had already been working with Emma Dickinson (Copeland's Youth Engagement Officer) and that the SPDs had already been discussed with 'Young Cumbria'.

Members were asked to consider if it would be beneficial to hold a consultation event for Borough and County Councillors in addition to the 'drop-In' sessions. Members agreed that this was a good idea and Cllr Sunderland suggested that Parish Councillors should be invited too. In this case only St Bees Parish Councillors would be invited as St Bees is the closest Parish to the SPD areas.

Councillors were asked to look at the list of consultees and suggest other organisations that might be relevant. Whitehaven Rugby Club and Age UK are to be added to the list.

9. Whitehaven Town Centre and Harbourside SPD Amended Consultation Report

LK explained that there had been an error in the SPD consultation process in that the National Trust's comments had not been taken on board in the preparation of the final draft of the SPD. LK reported that she had apologised to the National Trust for this and was proposing to make two of their suggested changes. Members were asked to approve these minor changes (change to a map legend and the addition of a reference to the Colourful Coast website) so that the whole document with the changes did not have to go to Full Council again.

Cllr Sunderland asked LK to confirm that the National Trust were happy that Copeland were not ignoring them. LK was able to confirm this.

Members approved the minor changes.

The document will now be printed and copies left at all the deposit locations in the plan area.

10. LDF Update (Verbal Update)

CH explained that the Core Strategy and Development Management Policies DPD had been submitted earlier that day (31st October) and that the examination had now formally begun. The public hearing will take place in late February and the Inspectors report will follow 2 to 3 months later. This will be brought to the LDF Working Party. If the Core Strategy is found sound, then Members will be asked to recommend it for adoption by Full Council later in 2013.

CH explained that he had intended for the Working Party to have seen the Developer Contributions SPD at this meeting, but that officers were now reviewing the scope of this document and that it was unlikely to be brought to Members before the New Year. JG explained that it is important that Copeland's approach to CIL (Community Infrastructure Levy) is takes proper account of that in other CIL areas so that we are competitive in attracting investors. Officers have therefore been looking at the work that other Planning Authorities have been doing in this area and this has raised some complex issues. There is a need to spend some time considering our approach.

Officers do not feel that there is any risk of losing out on developer contributions in the interim period because the policy hooks to enable negotiations are in the Core Strategy and Development Management Policies.

Cllr Sunderland asked what the new deadline for this piece of work would be. JG responded that it should be ready in Spring/Summer 2012.

The meeting closed at 6.45pm