

PORTLAND TOWN COUNCIL

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18th April 2018

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **EASTON METHODIST CHURCH HALL, EASTON** on **WEDNESDAY, 25TH APRIL 2018** commencing at **7.00 pm**, when the business set out below will be transacted.

It is the Council's intention that all meetings of the Council and its Committees be recorded aurally.

Yours faithfully

Wayne Lewin
Interim Town Clerk

AGENDA

- 1. Apologies for Absence** – to receive
- 2. Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
- 3. Minutes of the Meeting Held on 21st March 2018** – to agree and sign (see attached)
- 4. Chairman's Report, Minute Update and Other Matters Arising** – to receive (see attached)
- 5. Public Participation** – to allow questions or comments from the public on any item on the agenda
- 6. Neighbourhood Plan** – to receive updates
- 7. Planning Applications Notified by Weymouth & Portland Borough Council** – to consider
 - a) Standard List of Planning Applications (attached)
 - b) Any other applications received subsequent to the publishing of this agenda (to follow)
- 8. Planning Contravention Issues** – to receive reports
- 9. Planning Applications Notified by Dorset County Council** – to consider
- 10. Highway Issues** – to consider correspondence from the public regarding:-
 - a) 26 Reforne – Drop kerb
- 11. National Planning Policy Framework** – to receive a report from Mr Matthews (attached)
- 12. Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 23rd May 2018, at Easton Methodist Church Hall, Easton, starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 21ST MARCH 2018 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Lucy Grieve, Ray Nowak, Sandra Reynolds, David Thurston and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group), Cllr. Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council) and three members of the public.

2691 – APOLOGIES FOR ABSENCE

Apologies were received from Councillors Chris Gover and Sue Lees.

2692 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in application no. 18/096/FUL – Albion Stone, Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project and Cllr. Nowak a non-pecuniary interest in Agenda Item 12(a) as a nearby resident.

2693 – MINUTES OF THE MEETING HELD ON 21ST FEBRUARY 2018

Minute 2685(m) should have read “14 Pauls Mead.” With this amendment the minutes were formally agreed and signed as a correct record.

2694 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the applications outstanding as follows:-

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/371/OUT	Objection	Approved
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Approved
17/631/FUL	No Objection	Approved
17/732/ADV	No Objection	Pending
17/760/LBC	No Objection	Pending
17/781/RES	No Objection	Pending
17/860/VOC	No Objection	Approved
17/852/FUL	Objection	Pending
17/866/OUT	Objection	Pending
17/872/ADV	Objection	Withdrawn
17/916/RES	Objection	Pending
17/920/FUL	Objection	Pending
17/927/FUL	No Objection	Approved

17/945/FUL	No Objection	Approved
17/946/LBC	No Objection	Approved
17/966/LBC	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 21st February 2018:-

17/955/LBC	No Objection	Approved
17/950/VOC	No Objection	Pending
17/971/FUL	Objection	Pending
17/991/FUL	No Objection	Approved
17/999/FUL	No Objection	Approved
17/1000/FUL	No Objection	Approved
17/1008/FUL	No Objection	Pending
17/1014/FUL	No Objection	Pending
17/1015/LBC	No Objection	Pending
18/003/FUL	No Objection	Pending
18/007/FUL	No Objection	Pending
18/013/FUL	No Objection	Approved
18/043/FUL	No Objection	Pending
18/055/FUL	Objection	Pending
18/063/FUL	No Objection	Pending
18/101/DOD	No Comment	Approved
18/042/RES	Objection	Pending
18/100/VOC	Objection	Pending

a) Minute 2684(b) – Brownfield Register

Mr Matthews asked if the Council had written to the Borough about the transfer of car parks. The Clerk said this had not been done yet.

b) Notice of Appeals

The Chairman advised members of appeals against the Borough decisions on Hut 11, Portland Bill and 30 Westcliff Road.

2695 – PUBLIC PARTICIPATION

Mr Matthews and a member of the public requested permission to speak on Agenda Items 10 and 12(b) respectively.

2696 – NEIGHBOURHOOD PLAN

Mr Matthews gave an update based on an additional paper he presented to the meeting.

2697 – ORDER OF BUSINESS

The Chairman took Agenda Item 8 – Planning Training ahead of Agenda Item 7.

2698 – PLANNING TRAINING

Cllr. Flack informed the Committee of changes to be made in planning procedures by the Dorset Councils Partnership:-

- new online planning system based on North Dorset system to be implemented from 16th April
- comments will be required for “No Objection”
- consultation period extended to 23 days
- “scheme of delegation” comes into operation
- “material planning considerations” discussed
- pre-2012 data to be removed from planning system
- scheme of delegation at parish council comes into operation
- enforcement changes to be notified later.

2699 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

Having considered each application in turn, the Advisory Committee agreed the following observations:-

a) 18/087/NMA – Easton Motor Services, Yeates Road – Amendment of planning permission 16/091/FUL – to fit a steel fire exit door on the north elevation

NO OBJECTION, on the grounds of fire safety

b) 18/112/LBC – 129 Wakeham – Erection of a rear lean-to extension and to whitewash the front wall

NO OBJECTION, subject to the comments of the listed buildings officer

c) 18/129/NMA – Cove Holiday Park, Pennsylvania Road – Amendment to planning permission 15/800/FUL – Reduction in size of the roof terrace; alignment / straightening of the rear wall of Lodges 3 and 4; creation of a sunken access path at the front of the lodges, in place of the sunken hah; rearrangement of elements within the front elevation of Lodge 5; addition of three photo-voltaic panels to the rear of the roof of Lodge 5, fully concealed behind the approved parapets.

NO COMMENT

d) 18/150/FUL – 9 Rufus Way – Erection of attached dwelling

NO OBJECTION, because the scheme is in keeping with the rest of the terrace

e) TP/18/030 – Land to the rear of 38 Wakeham – Silver birch x 3 – reduce height by 25% and shape accordingly

NO COMMENT – already approved

f) 18/042/RES – Land east of 151 Weston Street – Approval of reserved matters relating to access, appearance, layout, scale of outline approval WP/15/619/OUT: Residential development (eight dwellings)

OBJECTION, on the grounds that the scheme is not in accordance with the Development Plan, erodes the important open gap beyond the development boundary and is out of character with the neighbouring area. It is contrary to policies ENV 1, ENV 2 and ENV 3 of the Local Plan.

The Committee also requested that the application be considered by the Borough Planning Committee.

g) 18/096/FUL – Albion Stone, Easton Lane – Erection of steel portal frame extension to the existing premises

NO OBJECTION The scheme provides additional employment with minimal visual impact.

h) 18/151/ADV – The Little Ship, Victoria Square – Installation of new fascia signs, amenity boards and external signwriting. Including associated lighting.

NO OBJECTION The scheme is seen as enhancing the neighbouring area.

i) 18/164/LBC – The Little Ship, Victoria Square – Remove and replace existing signs and associated lighting

NO OBJECTION The scheme is seen as enhancing the neighbouring area.

j) 18/196/OFF – Old Council Offices, 3 Fortuneswell – Change of use from office to flats and associated works – Transport and highway impacts of the development

NO COMMENT

k) TP/18/049 – The Vicarage, Ventnor Road – T1 Sycamore – Fell – in severe decline, T2 Sycamore – Fell – causing damage to wall

NO OBJECTION, subject to the comments of the tree officer

2700 – NATIONAL PLANNING POLICY FRAMEWORK

Mr Matthews commented on proposed changes to the Framework. They seem to give more power to Neighbourhood Plans. The Town's Plan will need to be kept up to date and recognise housing needs. It was agreed that he would produce a detailed paper for the next meeting in April to add to any response to the consultation that the Committee wished to make.

2701 – PLANNING CONTRAVENTION ISSUES

a) Tree Felling at Pennsylvania Castle

The Clerk was asked to write to the tree officer expressing the Committee's concerns.

b) Castle Court

Mr Matthews spoke to a paper he had previously circulated to members about the disparity between the choice of brick colour for the new scheme and that of the existing buildings. The Clerk was asked to write to the Borough about this.

c) Portland Marina, Hamm Beach Road

Cllr. Grieve reported that work had continued site. The Chairman had already written to the enforcement officer and will now contact the Land Trust about it.

2702 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2703 – HIGHWAY ISSUES

a) Station Road

The Clerk was asked to write to the Fire Officer over members' concerns over the lack of access for emergency vehicles.

b) Verne Common Road

Similar issues to those raised under (a) were mentioned, so the Clerk was asked to include these in his letter to the Fire Officer. Cllr. Garcia undertook to provide photographs of the vicinity.

2704 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 25th April 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....

MINUTE UPDATE

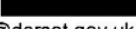
- a) Application 17/664/CLP – GRP Sub-station, 114 – 116 Chiswell**
- b) Minute 2694(a) – Brownfield Register: Car Parks**
- c) Minute 2701(a) Tree Felling at Pennsylvania Castle**
- d) Minute 2701(b) – Castle Court**
- e) Minute 2703(a) – Station Road**
- f) Minute 2703(b) – Verne Common Road**

With conflicting work priorities letters to the corresponding authorities have only recently been written.

Ian Looker

Portland Town Council
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Development Management
Head of Planning (Development Management and Building Control)
Jean Marshall

Please Contact: 
Direct Line: 
Email: ndackham@dorset.gov.uk

18 April 2018

Dear Mr Looker

Case Ref: WP/ENF/17/00037
Nature of Enquiry: Replacement hut and the non compliance with condition 2 of planning permission ref WP/16/00596/FUL
Location: HUT 45, RED CRANE, ACCESS TRACK TO FIELDS 758 AND 766 TO 769 PORTLAND BILL, PORTLAND

I refer to our previous correspondence regarding the above mentioned development.

You will be aware that a retrospective planning application was received to regularise the as built development at the above location. That application was later refused by the planning committee.

Following this, the Local Planning Authority entered into further negotiations with the owner to resolve the situation. As you are aware there is an approved scheme granted under planning permission ref WP/16/00596/FUL.

It was subsequently agreed by the owner to undertake works to alter the hut, so that it would accord with plans approved under the planning permission ref WP/16/00596/FUL.

There are two aspects of works that were agreed to be carried out, the first involved the removal of the roof and the reduction of the roof pitch. This would enable the as built finished ridge level to be reduced by 250mm. The resultant work would therefore reduce the overall height of the hut to 4.0m high, as approved under the planning permission ref WP/16/00596/FUL.

The second involved the removal and blocking up of the trapezium style window formed to the southern elevation of the hut.

I can advise that the agreed remedial works have now been undertaken and completed. Therefore the Local Planning Authority now considered that the breach of planning control has been resolved.

As the breach of planning control has now been resolved, no further action will be pursued in this matter. As a result this case is now considered as being closed.

Planning Applications Notified by Weymouth & Portland BC

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
22 Mar 2018	WP/18/00212/CWC	FORMER UNDERHILL COMMUNITY JUNIOR SCHOOL, KILLICKS HILL, PORTLAND, DT5 1JW Request for confirmation of compliance with conditions 6 & 10 of planning approval WP/17/00323/FUL (Compliance with conditions)	Underhill Construction Ltd Turner Associates Survey and Design

Council Recommendation

26-Mar-2018	WP/18/00083/OUT	21 RUFUS WAY, PORTLAND, DT5 1EE Outline planning permission for one dwelling house (Outline)	Browne
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Council Recommendation

29-Mar-2018	WP/18/00241/FUL	WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, HAMM BEACH ROAD, PORTLAND, DT5 1SA Erection of 2No. timber framed buildings and alterations to existing storage container (Full)	Manchester
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Council Recommendation

04-Apr-2018	WP/18/00156/COU	44 FORTUNESWELL, PORTLAND, DT5 1LZ Change of use of Ground floor of building A1 shop to C3 Dwelling (Full)	Nash
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Council Recommendation

06-Apr-2018	WP/18/00240/CWC	COVE HOLIDAY PARK, PENNSYLVANIA ROAD, PORTLAND, DT5 1HU Request for confirmation of compliance with conditions 3, 4 & 6 of planning approval WP/15/00800/FUL (Compliance with conditions)	Colonial Leisure Morrow + Lorraine
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Council Recommendation

09-Apr-2018	WP/18/00263/CWC	PENNSYLVANIA CASTLE, PENNSYLVANIA ROAD, PORTLAND, DT5 1HZ Request for confirmation of compliance with condition 3 of planning approval WP/15/00924/FUL (Compliance with conditions)	Colonial Leisure Morrow + Lorraine
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Council Recommendation

10-Apr-2018	WP/18/00061/FUL	ATLANTIC ACADEMY PORTLAND, MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA Alterations to windows and doors, formation of single door opening. Landscaping works and installation of vehicle barrier, bus stop shelter and bin store. (Full)	Ridge and Partners LLP Ridge and Partners LLP
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Council Recommendation

10-Apr-2018	WP/18/00184/VOC	REDUNDANT BUILDINGS AT BROADCROFT QUARRY, BUMPERS LANE, PORTLAND, DT5 1HY Demolition of existing redundant industrial buildings and erect 71 no. residential dwellings including affordable housing (variation of condition 1 of reserved matters submission ref: WP/17/00017 - following outline planning permission ref WP/16/00388) (Variation of condition)	BETTERMENT PROPERTIES (WEY) LTD
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Council Recommendation

12-Apr-2018	WP/18/00267/NMA	WEST WING, MARITIME HOUSE, SOUTHWELL BUSINESS PARK, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND Amendment to planning permission WP/17/00207/OFF - to allow minor alterations to create additional windows and juliet balcony. (Non-Material Amendment)	Ensor Properties Ltd Turner Associates Survey and Design
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Council Recommendation

12-Apr-2018	WP/CA/18/00062	143 WAKEHAM, PORTLAND, DT5 1HR T1 & T2 Leylandii - Remove	Fox Betterment Properties
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Council Recommendation

13-Apr-2018	WP/TP/18/00063	ALM PLACE, PORTLAND, DT5 2LT Sycamore Copse - Trimming of branches - storm damaged	Betterment Properties (Wey) Ltd
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Council Recommendation

NATIONAL PLANNING POLICY FRAMEWORK

Consultation – Background Paper

Introduction

At the last Planning and Highways meeting a generic assessment of the revisions to the NPPF Consultation and in particular in regard to Neighbourhood Planning was received. It was agreed that a draft response would be prepared for the April meeting for consideration.

At the April meeting of the Borough's Management Committee on the 17th April 2018 a draft response by the Planning Authority was considered a number of these responses are relevant to the Town Council's response.

Strategic and Local Planning

The revised guidance re-affirms the need for Strategic Level planning and Local Planning which largely would be fulfilled by our Neighbourhood Plan if approved. The scope and content of our plan has whilst ambitious has anticipated these changes which reflect a practical view on plans progressed across the Country.

The NPPF changes however also underpin a more targeted approach to house building and assessing need and also Economic Development particularly to unlocking aspects of national infrastructure.

WPBC's as our Local Planning Authority Draft Response

This can be found at

<https://moderngovdcp.dorsetforyou.gov.uk/ieListDocuments.aspx?CId=135&MId=533&Ver=4> Agenda item 9.

General Points to note

- The housing numbers used to set out allocated sites in the Local Plan Review are largely consistent with the new methodology proposed. Our proposals for alternative sites development within our own plan should be considered to be based on sound reasoning therefore.
- The definition of windfall sites particular in relation to the redundant schools maybe subject to discussion but should be seen in the context of the overall brownfield supply we have indicated and the sensitivity of development generally.
- The continued risks around the failure to meet build out rates across the Planning area but a 'protection' that a Neighbourhood Plan can offer by only requiring to demonstrate a 3 year supply.
- The positive basis therefore we have taken in regard to obtaining housing need and the level of contingency provided by the site assessments.
- Policy steers towards managing further development on green space and open gaps.
- The aim of improving the robustness of the viability test process.
- The timing of our plan and its production against the revised Local Plan to maximise its impact.
- The emphasis on links to strategies to take forward Economic Development
- The continued balancing of rural and urban classifications for our own purposes

We have referred to WPBC's responses where relevant within our own responses.
We have tried to set out the context where we have done this.

Index of National Planning Policy Content

Section	Framework	Question Nos
1	Introduction	1
2	Achieving Sustainable Development	2,3,4
3	Plan Making	5,6
4	Decision Making	7,8,9,10
5	Delivering a sufficient supply of homes	11,12, 13, 13,14
6	Building a strong, competitive economy	15,16
7	Ensuring the vitality of our Town Centres	17,18
8	Promoting healthy and safe communities	19,20
9	Promoting sustainable transport	21,22,23
10	Supporting high quality communications	24
11	Making effective use of land	25,26,27
12	Achieving well designed places	28,29
13	Protecting the Green Belt land	30,31
14	Meeting the challenge climate change, flooding and coastal change	32,33
15	Conserving and enhancing the natural environment	34,35
16	Conserving and enhancing the historic environment	36
17	Facilitating the sustainable use of minerals	37,38,39
Annex 1	Implementation	40,41,42
Annex 2	Glossary	43

Consultation Material can be found at

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Andy Matthews

Consultation response form

This is the response form for the consultation on the draft revised National Planning Policy Framework. If you are responding by email or in writing, please reply using this questionnaire pro-forma, which should be read alongside the consultation document. The comment boxes will expand as you type. Required fields are indicated with an asterisk (*)

Your details

First name*	Click here to enter text.
Family name (surname)*	Click here to enter text.
Title	Click here to enter text.
Address	Click here to enter text.
City/Town*	Click here to enter text.
Postal code*	Click here to enter text.
Telephone Number	Click here to enter text.
Email Address*	Click here to enter text.

Are the views expressed on this consultation your own personal views or an official response from an organisation you represent?*

Organisational response

If you are responding on behalf of an organisation, please select the option which best describes your organisation. *

Neighbourhood Planning Body / Parish or Town Council

If you selected other, please state the type of organisation

[Click here to enter text.](#)

Please provide the name of the organisation (if applicable)

Portland Town Council Neighbourhood Plan Management Group

Chapter 1: Introduction

Question 1

Do you have any comments on the text of Chapter 1?

None

Chapter 2: Achieving sustainable development

Question 2

Do you agree with the changes to the sustainable development objectives and the presumption in favour of sustainable development?

Please select an item from this drop down menu

Please enter your comments here

Our Neighbourhood Plan area includes areas of high multiple deprivation our experience is that insufficient weight is applied in planning decisions to social objectives and would ask that additional wording be included to reflect the sensitivity needed in managing housing growth in these areas.

With regard to footnote 7 which sets out criteria for areas where development should be restricted. Our area is one that has specific landscape and heritage attributes which may not be fully covered in this footnote. We have proposed within our plan a designation of 'whitefield' land which we feel is appropriate in determining a sensitive development approach to previously quarried land and which be intended to support restoration and aftercare as set out in para 201 (e)

Question 3

Do you agree that the core principles section should be deleted, given its content has been retained and moved to other appropriate parts of the Framework?

Please select an item from this drop down menu

Please enter your comments here

We would agree with our LPA (Weymouth and Portland Borough Council) that having a summary reference to the core principles is a helpful reference point

Question 4

Do you have any other comments on the text of Chapter 2, including the approach to providing additional certainty for neighbourhood plans in some circumstances?

We feel that the emphasis on establishing a clearer target rationale around Housing supply is helpful to communities in setting out a reason for taking forward

Our Neighbourhood Plan. Our own area has a particularly unique set of circumstances which have created time issues in developing our own Neighbourhood Plan but the absence of a clear target and sensitivity around local developers taking advantage of this made it very difficult to consider site allocations for a substantive length of time.

We agree with our LPA that it would be helpful for plans to have a legitimacy for a reasonable period although we have tried to ensure that our plan anticipates aspects of the NPPF changes.

We feel that the incentive of only be required to demonstrate a 3 year supply is welcomed but the wording and the issues around windfall site determination needs to be clarified this would include a site allocation number where if a Neighbourhood Plan sets out proposals for sites above a certain number and which are not included in the strategic plan site assessment then credit should be given against the Neighbourhood Plan

Chapter 3: Plan-making

Question 5

Do you agree with the further changes proposed to the tests of soundness, and to the other changes of policy in this chapter that have not already been consulted on?

Please select an item from this drop down menu

Please enter your comments here

A reason for us developing our own Neighbourhood Policies was that we felt the Local Plan did not specifically deal with issues that we uniquely face and fell short in a number of development areas where a degree of community support was required. Our Local Plan recognised this in its original form. With the expansion of Neighbourhood Planning it would be helpful if strategic authorities established within their plans possible areas of Neighbourhood Plan development which would assist with decision making in commencing plans in the first place. These could be based around the itemisations set out in Paras 20 and 30.

Question 6

Do you have any other comments on the text of chapter 3?

We note our LPA's concerns in terms of undermining a plan led system because of an inability to demonstrate a five year supply. We have tried through our own plan to demonstrate a robustness in supply however given the sensitivity of development in our plan area we would not wish this to be used as an opportunity to avoid development in other potentially more sustainable locations

Chapter 4: Decision-making

Question 7

The revised draft Framework expects all viability assessments to be made publicly available. Are there any circumstances where this would be problematic?

Please select an item from this drop down menu

Please enter your comments here

We would support the response made by our LPA (Weymouth and Portland Borough Council). We consider the general intention of resolving viability issues early in the planning stage and avoiding what is seen as abuse of the planning system as important.

Question 8

Would it be helpful for national planning guidance to go further and set out the circumstances in which viability assessment to accompany planning applications would be acceptable?

Please select an item from this drop down menu

Please enter your comments here:

We agree with the response made by our LPA that this would assist with providing a consistent approach across the country

Question 9

What would be the benefits of going further and mandating the use of review mechanisms to capture increases in the value of a large or multi-phased development?

Please enter your comments below

We agree with the response made by our LPA concerning the need to provide for adequate provision towards infrastructure and services.

Question 10

Do you have any comments on the text of Chapter 4?

We note our LPA's comments in regard to land values. Para 53 Encourages use of Community Right to build and Neighbourhood Development Orders. In practice with the potential to collect support via electronic means etc a review of ways to improve the take up of these rights would be welcomed.

Chapter 5: Delivering a wide choice of high quality homes

Question 11

What are your views on the most appropriate combination of policy requirements to ensure that a suitable proportion of land for homes comes forward as small or medium sized sites?

Please enter your comments here

We agree with our LPA's comment that differing areas will have differing housing market characteristics highlighting the need for a more general requirement in national policy.

Question 12

Do you agree with the application of the presumption in favour of sustainable development where delivery is below 75% of the housing required from 2020?

Please select an item from this drop down menu

Please enter your comments here

In order for this to be effective Local Authorities would have to be provided with more opportunities to deliver housing needs. Local Authorities in turn should work closely with communities in achieving sustainable community objectives.

Question 13

Do you agree with the new policy on exception sites for entry-level homes?

Please select an item from this drop down menu

Please enter your comments here

We note the concerns of our LPA that market housing on rural exception sites could undermine the proportion of affordable housing being made available.

Question 14

Do you have any other comments on the text of Chapter 5?

We note our LPA's response in regard to Neighbourhood Plan Housing Figures and that setting top down figures may prove difficult. We feel that Neighbourhood Planning should be focused on meeting identified local need particularly where there are obvious market shortfalls. We feel that the definition of windfall should be clearly set out

Chapter 6: Building a strong, competitive economy

Question 15

Do you agree with the policy changes on supporting business growth and productivity, including the approach to accommodating local business and community needs in rural areas?

Please select an item from this drop down menu

Please enter your comments here

A major feature of our Neighbourhood plan is to improve economic performance we have already taken a number of steps set out in Para 83.

Question 16

Do you have any other comments on the text of chapter 6?

We note our LPA's concerns and comments in regard to environmental issues but feel that differing working practices and future jobs development opportunities should be viewed as a sustainable way of progressing appropriate development. Our intentions around a 'whitefield' designation may assist in defining this.

Chapter 7: Ensuring the vitality of town centres

Question 17

Do you agree with the policy changes on planning for identified retail needs and considering planning applications for town centre uses?

Please select an item from this drop down menu

Please enter your comments here

We would support policy which reiterates the need encourage Town Centres to diversify the nature of their offer to improve viability.

Question 18

Do you have any other comments on the text of Chapter 7?

We feel this is an area where Neighbourhood Planning could take a lead in supporting smaller centres

Chapter 8: Promoting healthy and safe communities

Question 19

Do you have any comments on the new policies in Chapter 8 that have not already been consulted on?

We feel that this is an important policy area particularly in areas such as ours which face multiple deprivation and a management decline in green and leisure provision.

Question 20

Do you have any other comments on the text of Chapter 8?

We feel that the management of school provision and location is very important and should be considered as part of the strategic level planning process.

Chapter 9: Promoting sustainable transport

Question 21

Do you agree with the changes to the transport chapter that point to the way that all aspects of transport should be considered, both in planning for transport and assessing transport impacts?

Please select an item from this drop down menu

Please enter your comments here

We agree with our LPA's comments on road safety.
We agree that transport issues should be considered from the earliest stages of plan making. We consider that transport authorities should be making assessments based on the cumulative impact of development forecasted within the plan timeframe and not on an incremental basis. We feel that accessibility planning should be utilised more effectively

Question 22

Do you agree with the policy change that recognises the importance of general aviation facilities?

Please select an item from this drop down menu

Please enter your comments here

No comments

Question 23

Do you have any other comments on the text of Chapter 9?

No comments

Chapter 10: Supporting high quality communications

Question 24

Do you have any comments on the text of Chapter 10?

No comments

Chapter 11: Making effective use of land

Question 25

Do you agree with the proposed approaches to under-utilised land, reallocating land for other uses and making it easier to convert land which is in existing use?

Please select an item from this drop down menu

Please enter your comments here

We agree with the response of our LPA but have proposed a longer time period in our Neighbourhood Plan given our intentions to provide for employment and retail growth

Question 26

Do you agree with the proposed approach to employing minimum density standards where there is a shortage of land for meeting identified housing needs?

Please select an item from this drop down menu

Please enter your comments here

There is a need to provide for densities appropriate to the planned use. Character and design are important to our Neighbourhood Plan area.

Question 27

Do you have any other comments on the text of Chapter 11?

No comment

Chapter 12 : Achieving well-designed places

Question 28

Do you have any comments on the changes of policy in Chapter 12 that have not already been consulted on?

We have produced a heritage and character study for our Neighbourhood Plan. More opportunities to produce similar design documentation would be a way of engaging communities in Plan development

Question 29

Do you have any other comments on the text of Chapter 12?

No comment

Chapter 13: Protecting the Green Belt

Question 30

Do you agree with the proposed changes to enable greater use of brownfield land for housing in the Green Belt, and to provide for the other forms of development that are 'not inappropriate' in the Green Belt?

Please select an item from this drop down menu

Please enter your comments here

We have provided policy safeguards within our Neighbourhood Plan by referring to Community Led Housing as the preferred option if proposals for open gaps are to be considered.

Question 31

Do you have any other comments on the text of Chapter 13?

We note our LPA's response to the wider issues for green belt protection.

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Question 32

Do you have any comments on the text of Chapter 14?

With regard to wind energy we note the comments of our LPA. Within our Neighbourhood Plan area we have development potential for a variety of sustainable energy developments. We feel there should be appropriate referencing to differing and newer form of wind turbines which take account of landscape, ecological and environmental issues and location should be included. This would stimulate innovation.

Question 33

Does paragraph 149b need any further amendment to reflect the ambitions in the Clean Growth Strategy to reduce emissions from building?

Please select an item from this drop down menu

No comment

Chapter 15: Conserving and enhancing the natural environment

Question 34

Do you agree with the approach to clarifying and strengthening protection for areas of particular environmental importance in the context of the 25 Year Environment Plan and national infrastructure requirements, including the level of protection for ancient woodland and aged or veteran trees?

Please select an item from this drop down menu

Please enter your comments here

We would support the content of Chapter 15 however we recognise specifically within our own Neighbourhood Plan area there maybe issues as specified by para 170 (a) which would impact upon our economic development intentions and opportunities to meet the aspirations to meet aspects as set out in 172 a and 201 e

Question 35

Do you have any other comments on the text of Chapter 15?

We would support the comments of our LPA in regard to AONBs and Heritage Coasts

Chapter 16: Conserving and enhancing the historic environment

Question 36

Do you have any comments on the text of Chapter 16?

We note the inclusion of World Heritage Sites. We would support the referencing to the setting of heritage assets. Within our Neighbourhood Plan we have a number of man made landscape forms which currently do not fit easily with heritage designation

Chapter 17: Facilitating the sustainable use of minerals

Question 37

Do you have any comments on the changes of policy in Chapter 17, or on any other aspects of the text in this chapter?

Where the impact of mineral policy is closely associated with a planning area it would facilitate understanding if there was a clearer linkage between the two policy documents.

Question 38

Do you think that planning policy in minerals would be better contained in a separate document?

Please select an item from this drop down menu

Please enter your comments here

As set out in our response to Question 38, This may be more relevant within a Neighbourhood Planning document.

Question 39

Do you have any views on the utility of national and sub-national guidelines on future aggregates provision?

Please select an item from this drop down menu

Please enter your comments here

We note para 204 c which could be relevant to our Neighbourhood Plan area

Transitional arrangements and consequential changes

Question 40

Do you agree with the proposed transitional arrangements?

Please select an item from this drop down menu

Please enter your comments here

We note the comments of our LPA.
With regard to Neighbourhood Plans please note our comments in response to Q4

Question 41

Do you think that any changes should be made to the Planning Policy for Traveller Sites as a result of the proposed changes to the Framework set out in the consultation document? If so, what changes should be made?

Please select an item from this drop down menu

Please enter your comments here

No Comment

Question 42

Do you think that any changes should be made to the Planning Policy for Waste as a result of the proposed changes to the Framework set out in the consultation document? If so, what changes should be made?

Please select an item from this drop down menu

Please enter your comments here

No comment

Glossary

Question 43

Do you have any comments on the glossary?

We have proposed a definition for Whitefield land in our Neighbourhood Plan to encourage appropriate development to improve restoration and longer term use.