

**MINUTES OF THE
DEVELOPMENT PLAN WORKING GROUP
HELD ON MONDAY 10 AUGUST 2022 @ 2.30pm**

PRESENT:

Councillor Alison Brown (Chair)	Colin Hirst – Head of Regeneration and Housing
Councillor Judith Clark	Nicola Hopkins – Director of Economic Development and Planning
Councillor Richard Sherras	
Councillor Jim Rogerson	
Councillor Louise Edge	

APOLOGIES – Received from Cllr S O'Rourke

MINUTES OF LAST MEETING

The minutes of the meeting held on 14 April 2022 were approved as a correct record.

Cllr Sherras asked for an update on Call for Sites – Colin reported that as part of the Reg 18 consultation, several new sites had been suggested that would be considered in due course.

FEEDBACK ON LOCAL PLAN REG 18 CONSULTATION

Colin reported that 109 responses had been received with a mixture of public, parishes and statutory consultees.

Main points

- Many parishes requested stringent control on development whilst promoting some development in villages
- Public asked that climate issues be considered and included
- Settlement strategy – hierarchy – Barrow should be recategorized
- Tourism is underrepresented in terms of economic asset / deliverer
- Concern about housing numbers – standard methodology not appropriate as supply will be reached fairly quickly – currently maintaining high levels of delivery
- Housing evidence
- Sport England objection to evidence – open space
- LCC – highways issues

STAFFING UPDATE

Colin gave an update on the current staffing within his section and the difficulties being experienced with appointing consultants to do specific pieces of work.

He informed members that the revised timetable could not be adhered to in that the Reg 19 consultation would be approximately 2 months behind schedule. However, work would continue as far as possible.

CUERDALE GARDEN VILLAGE PROPOSAL

The Council had been consulted on this application from South Ribble BC as a neighbouring authority. Colin had circulated a discussion note on the issues to be considered –

- Proposed in greenbelt
- Strategic route into RV – M6/A59
- 1300 houses plus employment sites, park & ride, outdoor recreational facilities and open space, a local centre and a two-form entry primary school.
- On RV boundary

He informed members that National Highways had issued a direction that SR must not determine the application before 8 December 2022.

He also advised that if RV supported the release of Greenbelt that it may set a precedent for us and may also increase development pressures on nearby parts of RV. The development may also affect our ability to strengthen our own economic development provision and be a diversion of investment.

It was noted that the greenbelt issue was a difficult one to overcome – has to be very special circumstances.

The following points were referred to

- EA objection about depletion of groundwater affecting farming businesses
- The land being high grade quality pastureland and displacing generations of farming families
- Financial implications for RVBC – loss of housing/economic development sites
- Affordable housing provision
- M6 junction not being adequate for extra traffic
- Environmental / economic impact for farming

Nicola reported that she and Colin had met with Turleys and Storey Homes and had raised their concerns with them. Our comments would be formally submitted and may be added to at a later stage. Colin reminded members that when considering the Local Plan review the 'duty to cooperate' would also give the opportunity to give our views.

As a planning authority, any views/comments/objections made should be sustainable, sound proper planning reasons – it was suggested these be greenbelt, highways, impact on local economy and potential harm to the environment.

ACTION: Colin would prepare a report for Planning & Development committee to consider at their meeting on 25 August 2022.

DATE OF NEXT MEETING

The next meeting would be scheduled for September 2022.

The meeting closed at 3.38pm