

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

Meeting: 12 November 2008
At: 9.30 am

PRESENT

Councillors Chris Baker, Sue Derbyshire, Philip Harding, Kevin Hogg, Les Jones, Peter Scott and John Smith.

Also in attendance

Dave Bryant – Policy Manager, Environment & Economy Directorate
Bruce Child – Policy Officer, Environment & Economy Directorate
Vanessa Collier – Policy Officer, Environment & Economy Directorate
Zoe Hodson – Policy Officer, Environment & Economy Directorate
Richard Leyshon – Head of Policy, Environment & Economy Directorate
Steve Johnson – Policy Officer, Environment & Economy Directorate
Angie Jukes – Health & Environment Advisor, Environment & Economy Directorate
Robert Morton – Policy Officer, Environment & Economy Directorate
Chris O'Brien – Policy Officer, Environment & Economy Directorate
Sue Stevenson – Policy Manager, Environment & Economy Directorate
Richard Wood – Policy Officer, Environment & Economy Directorate
Chris Braithwaite – Democratic Services Officer, Chief Executive's Directorate

1. ELECTION OF CHAIR

RESOLVED – That Councillor Sue Derbyshire be elected Chair of the Working Party until the next Annual Council meeting.

Councillor Sue Derbyshire in the Chair

2. APPOINTMENT OF VICE CHAIR

RESOLVED – That Councillor Chris Baker be appointed Vice-Chair of the Working Party until the next Annual Council meeting.

3. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 5 June 2007 were approved as a correct record.

4. DECLARATIONS OF INTEREST

No declarations of interest were made.

5. UPDATE ON THE CORE STRATEGY DEVELOPMENT PLAN DOCUMENTS (DPD)

Richard Leyshon (Head of Policy, Environment & Economy Directorate) and Dave Bryant (Policy Manager, Environment & Economy Directorate) attended the meeting and made a presentation setting out a reminder of what the Core Strategy

Development Plan Documents (DPD) were, revision made to the plan making regulations, the process of the development of the Core Strategy DPD and the results of consultation undertaken with regard to four potential spatial options for the Local Development Framework (LDF) to focus on.

The Working Party was reminded that the LDF would replace the Unitary Development Policy (UDP) in 2011 and would run until 2026. The LDF would provide the strategic policy framework for development in the borough throughout this period while being consistent with national planning policy to ensure approval by an independent inspector.

It was reported that following a consultation exercise had taken place with regard to four potential Spatial Options (SOs) of the LDF to focus on, which were:-

- SO1: focus on Stockport Town Centre/M60 Gateway
- SO2: focus on existing Town Centre, District Centres and Local Centres.
- SO3: focus on the Town, District and Local Centres along with areas in need of regeneration.
- SO4: dispersed development.

From the consultation exercise it emerged that the apparent preferred option was SO3, with some additional emphasis on the areas focused on under SO2. The Working Party noted the results of the consultation. The Working Party requested that the studies informing the Core Strategy be made readily accessible to it's members.

RESOLVED – That the report be noted.

6. CORE STRATEGY DPD: EMERGING STRATEGY (PREFERRED OPTIONS)

Representatives of the Service Director (Transportation & Planning) submitted a report (copies of which had been circulated) setting out the emerging preferred option approach for the Core Strategy DPD and to gain a steer from the Working Party with regard to the direction of the Core Strategy DPD as it evolved from the Issues and Options Stage to the Preferred Option(s) Stage. The report covered the following categories:-

- Providing New Housing and the Affordability of Housing;
- Access to Services;
- Safeguarding and Improving the Environment;
- Accommodating Economic Growth; and
- Transport

a) Providing New Housing and the Affordability of Housing

It was reported that it was intended to provide 450 additional dwellings in the borough per year until 2026, with the main focus of this development being in existing urban areas, with 90-95% of development taking place on Brownfield sites. The Land Availability Assessment, which was ongoing at the time of the meeting, would be key to any decision regarding the feasibility of these targets. Of this development, the Strategic Housing Market Assessment undertaken suggested that 60% of developments should be one or two bedroom properties, and 40% be three or four

bedroom properties, with between 35-40% being affordable housing, subject to a viability assessment, with 25% of the affordable housing being social rented housing. A need had also been identified for the establishment of an area for gypsies and travelers, with a capacity for 35 pitches in an area with good transport links.

The following comments were made/issues raised:-

- The definition of affordable housing was queried and answered.
- It was stressed that it was not desirable for LDF to provide encouragement for greenfield development, and that it was important that the phasing regarding greenfield development not be open to exploitation, although the difficulty in achieving and justifying a policy of all development taking place on Brownfield was raised.
- The importance of maintaining strategic greenspace.
- The reasoning for the increase in the number of additional houses provided each year, which was in line with the Government's policy objective in the Housing Green Paper of providing 3 million new homes by 2020.

7. ADJOURNMENT

At 10.23am it was

RESOLVED – That the meeting be adjourned.

At 10.32am the meeting reconvened.

8. CORE STRATEGY DPD: EMERGING STRATEGY (PREFERRED OPTIONS) **(continued)**

b) Access to Services

The report informed the Working Party that the Stockport Shopping & Leisure Study (2008) conducted by Drivers Jonas identified significant capacity in the Borough for further shopping and leisure facilities, the majority of which it was intended would be served by the retail-led mixed use development of Bridgefield. The Working Party supported change to the existing mix of uses in Town, District and Local Centres in order to try to increase retailer and leisure operator demand in the Town Centre and to better meet local needs in the District and Local Centres. The Working Party was concerned about the concentration of evening economy uses such as hot food takeaways which can give a negative daytime image to a centre when shutters are closed.

A discussion took place with respect to the number of location of commercial enterprises, particularly nursery schools, in residential areas, which had become a growing concern for Councillors over previous months. The possibility of regulating the possible size of nursery schools in residential areas not adjoined to schools was discussed to protect the residential amenity of properties neighbouring these businesses. The potential for placing nursery schools and other community facilities in empty commercial premises in District and Local Centres, which would have the additional benefit of directing people towards their District and Local Centres, was discussed. Noise control in schools in residential areas operating with extended hours was also discussed, particularly with respect to further control over the placing

of outdoor play facilities such as five-a-side football pitches, which could become a particular issue if the Building Schools for the Future bid was successful. The development of youth services based upon Community Clusters was considered.

The following comments were made/issues raised:-

- The need for specific policies to be prepared for different District and Local Centres.
- The need to maintain the provision of swimming facilities in the borough.
- The current hierarchy of centres was satisfactory
- The use of developer contributions to improve playing fields (further discussed in Minute 8 c) below).

c) Safeguarding and Improving the Environment

It was reported that the mix of urban and semi-rural environments within the Borough allowed Stockport to be perceived as an attractive place in which to live, and it was important that the LDF protected this. This was supported by the consultation undertaken, which largely proposed a continuation of the policies which were present in the existing UDP.

A discussion took place regarding the flexibility in the strategy for the provision of LAPs, LEAPs and NEAPs, as it was felt that developer's contributions in certain schemes could be more beneficial if invested into existing park/playing facilities in close proximity to new schemes, rather than being invested into new but possibly unnecessary and potentially redundant new areas for play. It was felt that data on the use of existing LAPs, LEAPs and NEAPs may be useful in deciding whether this may be the case.

d) Accommodating Economic Growth

It was reported that it was important that the LDF attempted to maintain the low levels of unemployment in the Borough, while attempts should be made to reduce locally high levels of unemployment and maximise economic inclusion. An Employment Land Survey was in the process of being undertaken to assess the level of demand and supply for employment uses and land. A detailed office study was due to begin during November.

The following comments were made/issues raised:-

- The future of Woodford Aerodrome.
- The meeting with property developers, which was scheduled to take place on 5 December 2008.

e) Transport

The report informed the Working Party that the importance of maintaining the existing transport network to an acceptable standard was paramount, particularly with respect to bridges, viaducts and retaining walls. The capacity of the existing road network had been determined to be inadequate to cater for future developments in the Borough, and it had been indicated that no further capacity improvements could be made to the M60 in Stockport.

It was reported that a strategic study of public transport in Stockport, was due to begin in 2009, which would provide a clearer view of transport in the Borough, along with further information on the corridor partnerships.

The following comments were made/issues raised:-

- Bus lanes along the A6, and the lack of continuation of the lanes on the A6 outside of the Borough.
- The charging policy with regard to car parking at railway stations.

RESOLVED – That the report be noted.

9. ISSUES RELATING TO HOT FOOD TAKEAWAYS AND THE SALE OF ALCOHOL

A representative of the Service Director (Transportation & Planning) submitted a report (copies of which had been circulated) which addressed the concerns of the Victoria Area Committee about the potential for hot food takeaways to over-concentrate and cluster in the Primary Shopping Frontages of the Borough's District and Local Centres. It was reported that the existing UDP, whilst restricting non-retail uses, did not address hot food takeaways per se. However, Waltham Forest Council, as the first local planning authority in the country to do so, was currently consulting on a policy to limit the number of hot food takeaways in a given area. The results of which would be monitored as part of the development of the Local Development Framework and would be reported back to the Working Party.

The report also addressed a matter raised by the Stepping Hill Area Committee with regard to the control of alcohol sales through the planning process. It was reported that national policy dictated that this issue should be dealt with as appropriate by licensing powers rather than planning powers and as such a policy could not be included in the LDF or UDP.

RESOLVED – That the report be noted.

10. SUSTAINABILITY APPRAISAL OF THE CORE STRATEGY DPD

A representative of the Service Director (Transportation & Planning) submitted a report (copies of which had been circulated) updating the Working Party with regard to the progress of the Sustainability of the emerging Core Strategy DPD.

RESOLVED – That the report be noted.

11. INFRASTRUCTURE PLANNING PROCESS

A representative of the Service Director (Transportation & Planning) submitted a report (copies of which had been circulated) informing the Working Party of the role that the Core Strategy DPD must play in identifying the infrastructure necessary to deliver future development and the processes through which that infrastructure could be delivered.

RESOLVED – That the report be noted.

12. NEXT STEPS AND REVISION OF THE LOCAL DEVELOPMENT SCHEME

A representative of the Service Director (Transportation & Planning) submitted a report (copies of which had been circulated) setting out the timetable for the various future stages in the development of the Core Strategy DPD.

RESOLVED – That the report be noted.

13. ANY OTHER BUSINESS

No other business was reported.

14. DATE OF NEXT MEETING

RESOLVED – That the next meeting of the Working Party be held at 9.30am on Monday, 16 February 2009.

The meeting closed at 12.06pm.