

DEVELOPMENT AND PLANNING COMMITTEE16 July 1990

Present:- Councillors Miss Overton (Chairman), Reilly (Vice-Chairman) (except items 44(part)-47), Bleakley, Candler, Coupland, De-Vaux Balbirnie, Fairbairn, Fitch, Good, Mrs Molyneaux, Oxborrow, Page, Pallett, Parrish, Patrick, Pound, Randall, Robinson, Mrs Shelton, R G Smith, Yallop.

In Attendance:- Deputy Director of Planning and Economic Development, Principal Solicitor, Senior Administrative Officer.

(7.30 p.m. - 9.49 p.m.)

36. MINUTES

The Minutes of the meeting of the Committee held on 13 June 1990 were approved as a correct record and signed by the Chairman.

37. MINUTES OF AREA 1 DEVELOPMENT CONTROL SUB-COMMITTEE

RESOLVED - That the Minutes of the meeting of the Area 1 Development Control Sub-Committee held on 12 June 1990, which had been circulated, be received and the decisions contained therein noted.

38. MINUTES OF AREA 2 DEVELOPMENT CONTROL SUB-COMMITTEE

RESOLVED - That the Minutes of the meetings of the Area 2 Development Control Sub-Committee held on 5 and 26 June 1990, which had been circulated, be received and the decisions contained therein noted.

39. INFORMATION ITEMS

The Committee noted the contents of reports on the following items which were submitted for their information only:-

- (a) Extension of Powers of NHBC Building Control Services Limited
- (b) Joint housing land availability study
- (c) Local Authorities (Historic Buildings) Act 1962 - Mistley Town Scheme - 2 Grapevine Cottage

40. CONVERSION OF HISTORIC FARM BUILDINGS: A WAY FORWARD

Further to Minute 17 (29.05.90) the Committee had before them the document produced by Essex County Council entitled "Historic Barn Conversions: A Way Forward" as set out in Appendix "A" to the Report of the Director of Planning and Economic Development.

Mr Michael Munt of the Specialist Branch of the County Planning Department gave a slide presentation to Members on the problems across Essex with regard to this matter and responded to Members questions thereon.

RESOLVED - That the policy guidelines as set out in the document produced by Essex County Council entitled "Historic Barn

At

Conversions: A Way Forward" be adopted as Supplementary Planning Guidance.

41. AFFORDABLE VILLAGE HOUSING  
FOR LOCAL NEEDS

Further to Minute 153 (28.03.89) the Committee had before them a copy of the draft Local Needs Policy Statement and Guidance Notes entitled "Affordable Village Housing for Local Needs" as set out in Appendix "B" to the Report of the Director of Planning and Economic Development.

The Committee were advised that the Local Needs Statement proposed in the above document closely followed the Department of the Environment's draft guidance and incorporated the experience gained from other local authorities and the N.A.C. Rural Trust who were leaders in this type of provision. Following completion of the draft Policy Statement the N.A.C.R.T. were asked for their views on the document. Their response included the following welcome comments: "I have read your draft Local Needs Policy Statement and have very few comments. It is a very clear and well argued document. I only wish other authorities were taking the same care".

It was reported that the essential points of the proposed Local Needs Policy Statement might be summarised as follows:-

Small scale low cost residential development may be exceptionally permitted on land abutting village development limits specifically to meet local need if applicants are able to demonstrate all of the following to this Council's satisfaction:-

- the local need is proven and the development will meet that need;
- the dwellings are at discounted prices or for rent affordable by people in local need;
- the discount and availability of the dwellings to local people in housing need are retained in perpetuity through secure arrangements and an appropriate managing agency;
- the development caters exclusively for local need with no open market housing included;
- the site and development are in all other respects suitable in planning, highway and infrastructure terms;
- the proposal has the support of the local parish council.

In addition the statement included a necessary broad policy definition of "local need" and the area within which needs would be considered "local" (normally the parish of application), as required by the government's guidance.

It was further reported that there was naturally concern that if such a policy statement was not sufficiently carefully worded it would become a "developer's charter" to circumvent existing planning constraints on new housebuilding in the countryside. However, the