

Planning Policy & Transportation Committee – 11 January 2007

Minutes of the meeting of the **Planning Policy & Transportation Committee** held on **11 January 2007** when there were present:-

Chairman: Cllr P A Capon
Acting Vice-Chairman: Cllr Mrs M J Webster

Cllr C I Black
Cllr J P Cottis
Cllr T G Cutmore

Cllr A J Humphries
Cllr D Merrick
Cllr J M Pullen

VISITING MEMBERS

Cllrs K J Gordon and C G Seagers.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C A Hungate.

SUBSTITUTES

Cllr P F A Webster.

OFFICERS PRESENT

S Scrutton - Head of Planning and Transportation
S Worthington - Committee Administrator

6 MINUTES

The Minutes of the meeting held on 28 November 2006 were approved as a correct record and signed by the Chairman.

7 DECLARATIONS OF INTEREST

Cllr C G Seagers declared a personal interest in item 9 of the agenda relating to supplementary planning document (SPD) 6, by virtue of owning a house in a conservation area. Cllr A J Humphries declared a personal interest in the same agenda item, relating to SPD3, by virtue of membership of Rayleigh Town Council. Cllr D Merrick also declared a personal interest in the same agenda item, relating to SPD5, by virtue of there being a private car park at his office.

8 SUPPLEMENTARY PLANNING DOCUMENTS

The Committee considered the report of the Head of Planning and Transportation seeking Members' approval for the adoption of Supplementary Planning Documents 1 to 8, which have been amended following public consultation and the recommendations of the Planning Policy Sub-Committee.

Officers advised that the Member version documents circulated on 8 January,

incorporated all the amendments agreed by the Planning Policy Sub-Committee at its meeting on 14 December. There were, however, some omissions, which would be inserted into the final version of the documents. These are all listed separately in the appendix to these Minutes.

It was further noted that the amendments made by the Planning Policy Sub-Committee on 14 December 2006 to SPD6 related to paragraph 4.24 rather than 4.23 and to paragraph 4.6, rather than 4.46.

Members appraised the draft SPDs on a page by page basis and made a series of additional amendments which are also listed in the appendix to these Minutes.

It was emphasised that the SPDs were not intended to provide definitive statements, but rather to offer advice and guidance and further clarification of the relevant policies and to be used by the local planning authority as a basis for negotiation with developers. As such, it was important that the documents were not prescriptive.

Officers stressed that any glossary terms appearing in the 8 SPDs would appear in italics and that an explanatory note would be included on the contents page of each SPD.

With respect to SPD3 (Playing Pitch Strategy), Members expressed concern that the supply of playing pitches was not meeting current demand in certain parts of the district. It was vital to address the issue of developing playing pitch provision over the next few years, and a review of the document was appropriate in the next 18 months to 2 years.

Particular reference was made to SPD4 ((Shop Fronts – Security and Design); Members commended officers for their hard work in producing such an excellent document.

In response to a Member enquiry relating to Supplementary Planning Document 2, officers advised that paragraph 3.2(iv) was an exception to the 100m² rule which had been in use within the district for approximately 20 years.

Resolved

- (1) That the Member version Supplementary Planning Documents 1-8 circulated on 8 January 2007 be adopted by the Council, subject to the changes set out in the appendix to the Minutes of the Planning Policy & Transportation Committee on 11 January 2007, in accordance with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.
- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Leader of the Council, to carry

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out minor amendments to the SPDs to ensure consistency and correctness. Any such amendments, If required, will be reported to the Planning Policy and Transportation Committee. (HPT)

The meeting closed at 10.05 pm.

Chairman

Date