

(7) MEMBER QUESTIONS

In accordance with Council Procedure Rule 11, questions have been submitted, as follows:-

From Councillor AW Berry to Councillor SG Hirst, Chairman of the Planning and Licensing Committee

'Given that the Local Plan runs to 2031, is it possible for the Planning Committee to set time scales for developments to be carried out? We currently normally add a condition that a development has to be commenced with 3 years of the approval, could we not also (to ensure a steady flow of new properties) condition that development can only start in (say) 2025?'

Response from Councillor Hirst

'I can fully understand the reasoning behind the question regarding the phasing of developments in an attempt to ensure a steady flow of new properties.

However all conditions attached to Planning Approvals must meet the six tests as set out in Paragraph 206 of the National Planning Policy Framework. Our condition that a development has to be started within a three-year window meets all the necessary planning tests.

A condition that restricts commencement to a forward date, especially one so far ahead as to say 2025 is against the spirit of the National Planning Policy Framework and therefore unreasonable and could be said to place unjustifiable and disproportional burdens on an applicant. Phasing control is a natural part of planning management; the current reasoning behind the national planning policy is to bring forward sustainable developments into as shorter a time frame as is possible. Any attempt to delay natural progress could be challenged by a developer and the imposition of delaying conditions is highly unlikely to find favour with a Planning Inspector.'

Notes:

(i) The above questions were submitted after the deadline by which an answer could be guaranteed either in advance of, or at, the Committee Meeting. However, the Chairman has been able to provide a response in the time available, which has been sent to Councillor Berry.

(ii) If Councillor Berry is present at the Meeting, he will be entitled to ask one supplementary question in respect of each original question. Any supplementary question must arise directly out of either the original question or the answer given thereto (if available).

(iii) An immediate answer cannot be guaranteed to any supplementary question, but Councillor Hirst will try and answer any supplementary question(s) at the Meeting. However, if this is not possible, then Councillor Hirst will answer as much as possible at the Meeting and then provide a full response within five working days. If, for any reason, a full response cannot be provided within those five days, then a holding response will be sent to Councillor Berry, along with the reason for delay and a likely timescale for the full response.

(END)