



Regulation and Planning Policy Committee

Minutes of a meeting of the Regulation and Planning Policy Committee held at South Norfolk House, Long Stratton on 18 April 2018 at 10.00 am.

Committee Members Present:	Councillors:	C Easton (Chairman), C Gould, M Gray, L Neal, J Savage and V Thomson
Apologies:	Councillor	K Worsley
Other Members in Attendance:	Councillor:	T Lewis
Officers in Attendance:	The Development Manager (H Mellors), the Interim Joint Spatial Planning Manager (J Walchester), the Major Projects Team Leader (T Lincoln) and the Planning Officer (K Fisher)	

52. MINUTES

The minutes of the meeting held on 14 December 2017 were agreed as a correct record and signed by the Chairman.

53. GUIDELINES FOR RECREATION PROVISION IN NEW RESIDENTIAL DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD) REVISED DRAFT FOR CONSULTATION

Members considered the report of the Joint Spatial Planning Manager, which sought their opinions regarding the revised draft Guidelines for Recreation Provision in New Residential Developments SPD, prior to it being considered by Cabinet on 30 April 2018. It was noted that the draft SPD would replace the Council's Recreational Open Space Requirements for Residential Areas Supplementary Planning Guidance, published in 1994, and was intended to provide more robust guidance with standards based

on current Local Plan policy and the recommended Fields in Trust standards, and to reflect the Council's policy on the adoption and maintenance of land.

It was noted that Cabinet would be requested to approve a four-week public consultation to commence in May and, in response to a member's request, it was agreed that in the event of there being any significant changes required to the document, as a result of the consultation, the matter would be referred back to the Regulation and Growth Policy Committee for further consideration. It was, however, suggested and agreed that if only minor changes were necessary, delegated authority would be given to the Director of Growth and Business Development in consultation with the Cabinet Member for Economy and External Affairs and the Chairman of the Regulation and Planning Policy Committee to agree these alterations prior to the SPD's consideration for formal adoption by Cabinet, anticipated to take place in July 2018.

There was some discussion around the locations of open spaces and whether recreational areas should be fenced or unfenced. The Development Manager advised that a pragmatic approach was needed and that the requirements and purposes for different sites would differ. She added that any safety, security or connectivity issues would already be material considerations when planning applications were assessed.

Concerns were raised regarding management of open spaces and members were reminded of the procedures to which developers would need to adhere as part of the planning process. The Development Manager clarified that where a parish council adopted an open space, they would receive a ten-year commuted sum but, as they would take legal ownership of the land, they would be required to make provision for its maintenance in perpetuity by other means, such as funding through its precept, after the ten-year period had passed.

The Committee discussed the potential risk that a management company might cease trading and concerns were raised that residents might be left with no funds and poorly-maintained recreational spaces. The Development Manager reminded members that open spaces in many developments were already being successfully maintained by management companies and that residents of these developments were paying annual maintenance fees to employ their services. Officers suggested that there were several options available if management companies failed, such as the residents employing a new management company, or setting up a community group and taking over the funds to maintain the land themselves. It was further noted that, in such an event, residents could seek advice from their parish and/or district council, if needed.

After further discussion, it was

RESOLVED: To RECOMMEND that Cabinet:

1. Notes the representations received on the first draft of the SPD, and agrees the Council's proposed responses (Appendix C);
2. Agrees the revised draft 'Guidelines for Recreation Provision in New Residential Developments' SPD (Appendix A) for four weeks' public consultation, to commence in May 2018;
3. Agrees that a Strategic Environmental Assessment of the 'Guidelines for Recreation Provision in New Residential Developments' SPD does not need to be prepared, but seeks consultation views on the revised Screening Opinion (Appendix D); and
4. Delegates authority to the Director of Growth and Business, in consultation with the Cabinet Member for Economy and External Affairs and the Chairman of the Regulation and Planning Policy Committee, to agree any minor changes to the revised draft SPD post consultation and prior to further consideration of the SPD by Cabinet and Full Council.

54. FORWARD WORK PROGRAMME

Members noted the Forward Work Programme.

In response to a member's question regarding the Greater Norwich Local Plan, officers advised that, following consultation, a number of new sites had been put forward on which a second consultation might be required. It was noted that the Plan was on target to be considered formally in Summer 2018.

(The meeting concluded at 10.52 am)

Chairman