

INFORMAL AGENTS MEETING

Tuesday 13 March 2018 @ 3pm

Minutes

Present:

Chris Parsons
Daniel Wallage
Mike Hastings
Peter Gidney
David Taylor
John Maxey
Shaun Gayton
Grahame Seaton
Stuart Ashworth
Lee Osler
Rebecca Bush
Nikki Patton
Karl Patterson
Alan Gomm

1. Apologies

Paul White

2. Minutes of Previous Meeting

Meeting about the CIL process is needed so the agent receives the decision notice before AD gets in touch with them regarding CIL.

Action: Discussion with SA, LO and AD is needed.

(SA) Staffing - new graduate Planners James Sheldrake and Lucy Smith and we need one more planner to replace Bryan Meredith. Also two new discharge of conditions posts, have been filled.

(SA) New fees are now in place.

(SA) Flow path line data that indicates water flow/direction/location has been loaded but not available to us yet. Information is still missing.

(LO) The Gayton appeal was allowed but we submitted a challenge to the High Court which is likely to be successful as the Secretary of State & applicant have agreed to submit to judgement. We are currently waiting for the judge to sign off and it is likely there will be another public inquiry.

(LO) Part 1 of the brownfield register has been published but we have not progressed with part 2 of the register

(JM) Would like to see the LLFA and IDB Middle Level at the next meeting. LLFA will attend Formal Agents meeting on 19th June 2018.

(LO) New structure has been introduced and has resulted in some changes within the validation team. If you are experiencing any problems with validation then contact either Ruth or myself so we can address.

(DT) Holiday absences have resulted in communication breakdown and email chases but no replies from certain officers. SA asked to be made aware of situations as they arise so he can investigate.

(SA) Chris Parsons PACU Part Q - this continues to be an issue with seemingly conflicting answers nationally.

3. Land Drainage Act Land Charges

(LO) explained that Land Drainage Act charges cannot be removed from the Local Land Charges Register as these are a charge upon the site, conditions have to be approved by both the Planning Department and the Local Land Drainage Authority. If Land Drainage Authority approve they notify the Local Land Charges section confirming we can remove the land charge.

4. Housing Development

(JM) raised concerns regarding the delivery triggers for affordable housing within S106 agreements. He was concerned that basing the triggers on completion rather than occupation does not allow the developer to raise sufficient sales revenue prior to delivery of the affordable housing. It was explained that Completion is preferred as it is easier to monitor and enforce and this still allows developers to sell units once they are complete. On larger sites, the Council will consider basing the trigger on occupation.

(JM) also suggested that the Council could discharge the affordable housing obligations once the developer has entered into a contract with an RP to transfer the affordable units rather than once the units are transferred. KP explained that this would not be acceptable as the Council would not be party to any such contract any would therefore not be able to take enforcement action if the contract was breached. The Strategic Housing Team have discussed this with RPs who have advised that in most cases if a developer breached a contract, it would not be worthwhile for them to take action to enforce the contract.

(JM) explained that the standard triggers have caused particular issues on a custom build development. KP stated that the Strategic Housing Team recognise that this is an issue and they are looking at ways to mitigate this.

5. DC Update

(SA) Presentation to parish councils and NPPF was discussed as document now available.

(SA) Permission in Principle (PIP) is a new application process coming into force on the 1st June 2018. Less supporting documents are required when submitting a PIP application and only 5 weeks to determine and a 14 day consultation period.

(SA) Once the guidance comes out will have more details.

(SA) Future draft proposals from GOVT – Need to agree pre commencement conditions with applicants. Have 10 working days to respond, which could cause issues with timing.

(SA) 1st June- Changes coming in - consultations to parish councils will get 15 working days to respond and Bank Holidays will no longer count in the 21 days.

(SA) Sifting Panel now in operation, will reduce numbers of applications going to planning committee.

(SA) Decided not to go ahead with a CNC presentation.

6. LDF Update

(AG) Local Plans:

New LDF - timetable

Remember CS + SADMP to become new review LP

Consultation on a draft plan in autumn

Call for Sites/HELAA – being worked through to find review plan sites

Strategic distribution and scales of development LPTG – see website/ keep up to date

Housing numbers

NPPF consultations

Complicated maths

New tests - more onerous

More concerning is the amount of time to get new NPPF and settle how to do it

Neighbourhood Plans:

Still Popular

NB – policies within them

Make sure you read (at draft stages) too.

7 Any other business

(LO) Still trying to sort out BACS payments to go into a dedicated income account.

(GS) wants to know how to do BACS payments

(PG) and (DT) Would like Highways to come to the next meeting re growth and overhanging branches of trees. However, it was decided we talk to highways first (LO) to chat to (SA) about this.

(PG) would like to speak with Peter Jermamy regarding the Environment Agency.

Next formal agents meeting: 19 June 2018