

## INFORMAL AGENTS MEETING

WEDNESDAY 26 SEPTEMBER 2018

Apologies: John Maxey  
David Taylor  
Jason Law  
Paul White

Present: Chris Parsons  
Daniel Wallage  
Mike Hastings  
Peter Gidney  
Shaun Gayton  
Grahame Seaton  
Rickey Dennerley  
Stuart Ashworth  
Lee Osler  
Peter Jermany  
Ruth Redding

### 1. Apologies

John Maxey  
David Taylor  
Jason Law  
Paul White

### 2. Minutes of Previous Meeting - 13 March 2018

(CP) ran through the minutes from the previous meeting. (SA) updated to say that the application in Gayton will be heard at Public Inquiry for a second time. (SA) also stated that Anglian Water will be coming to present at the next Formal Agents meeting in November.

### 3. LDF Update

The Local Plan review to 2036 was likely to go to consultation in Feb./Mar. 2019. It was a complete review of policies and would produce preferred options for sites in towns and key rural service centres (no allocations in settlements below this level). Progress could be followed via the Local Plan Task Group agendas/minutes online. The housing number to be planned for was still unclear following the publication of the ONS 2016-based household projections on 20 September, which gave much lower figures than previously (377 HHs pa., Local Housing Need 470 pa, vs. adopted Local Plan target 660 pa). The Housing Delivery Test results were due to be published in November. The Council was likely to be below 95% (Action Plan required) but above 85% (5% buffer). The housing supply was around 11 years on current figures, but the Government may wish to impose higher figures to match its national target of 300,000 homes pa.

4 Neighbourhood Plans had been made (South Wootton, North Runcton/West Winch, Walpole Cross Keys, Brancaster), 1 was in examination (Snettisham) and 20 more were on the way in various stages of production.

#### **4. Habitat Fee Payments**

(CP) asked if the Habitat Fee could be paid as a Pre-Commencement condition, rather than at the time the application is submitted. This will avoid the LPA having to organise refunds and payment only being made on approval (SA) will look into this, but need to check with our Legal Department.

**Action: SA to check with Legal to discuss Habitat Mitigation Fee**

#### **5. Affordable Housing Requirements**

(CP) raised the issue of when the affordable housing requirements are triggered. SA to advise Agents and Admin, when changes are adopted by King's Lynn.

#### **6. Discharge of Conditions (two part conditions)**

(CP) asked whether wording of conditions could be changed to avoid "once built....." part of condition (SA) said that this was the correct way of wording conditions, but will look at conditions generally, to see if anything can be amended (MH) conditions should state whether they need discharging or not (SA) wording could be improved as second part of condition does not need officially discharging (GS) stated that he was pleased with the turnaround time for Discharge of Condition applications.

#### **7. Paragraph 59 of Flood Design Guidance SADMP**

(CP?) even though 4 of the 6 items are addressed, letter on Pre-Application Advice still appears – wording states all or some items to be addressed (SA) will speak to Planners (PJ) Peter gave advice about when the new SFRA will be published (CP) suggested that we organise a special agents meeting or discuss the new SFRA at the next Formal Agents meeting (GS) stated that raising floor levels looks odd in the street scene and floor levels raised to 1.4m has an effect on neighbouring properties (CP) elevations must reflect FFL stated in the FRA.

**SA – speak to planners re: Informal Advice**

#### **8. NPPF Update**

(SA) too many changes to go through, but there are a couple of interesting points which need to be noted (CP) if there is anything specific, we can present the next Formal Agents Meeting (SA) presenting changes to Members, but if Agents want a few specifics we can (CP) agreed that this would be helpful.

## 9. DC Update

(SA):-

- No 'Permission in Principal' application yet, but the guidance has been amended
- From 01/10/18 the LPA require the consent of the Agent before adding Pre-Commencement conditions to any permission. This Authority are trying to add less Pre-Commencement conditions, but contamination and archaeology will need to remain pre-commencement. Highways Conditions are being amended.

(CP) sequence of work conditions work well as opposed to Pre-Commencement conditions (MH) does the 10 day Notice give an opportunity to discuss / agree conditions? (SA) yes also sifting panel in operation so less applications going to Committee.

(SA) Chris Fry is leaving and Natacha Osler going into the North Team to replace Chris, so there will be two senior planners in each team going forward.

## 10. Planning Administration Update

(LO) increase in emailed applications now that the Portal have gone live with their charging for using the Portal (CP) asked about when decision notices will be emailed.

**Action: RR/LO to look into emailing decisions.**

## 11. AOB

(PG) CSNN asking for stuff half way through application when this information is not their responsibility (CP) a construction management plan helps to reassure that no nuisance will be caused – CSNN need to make a judgement in order to decide whether conditions need adding to any permission (SA) this won't hold up the decision making process, normally added as Pre-Commencement conditions) (CP) NCC/LLFA trouble getting responses from them and NCC Highways (SA) will pass this on to County.

Next Informal Agents meeting: 19 March 2019 at 3pm