

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 21ST OCTOBER, 2008 at 5.00 p.m.

Present:-

Councillor Miller in the Chair

Councillors I. Cuthbert, Fletcher, D. Forbes, M. Forbes, E. Gibson, G. Hall, Howe, O'Connor, J. Scott, Snowdon, Tate, Tye, Wakefield, J. Walton, Wares, A. Wilson and A. Wright

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Blackburn, Chamberlin, T. Martin, S. Watson and Wood.

Minutes of the Last Meeting

Subject to the inclusion of apologies for absence from Councillors O'Connor, S. Watson and A. Wilson it was:-

1. RESOLVED that the minutes of the meeting of this Committee held on 23rd September, 2008 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (North Sunderland) Sub-Committee

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 30th September, 2008 (copy circulated) was submitted.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (South Sunderland) Sub-Committees

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 30th September, 2008 (copy circulated) was submitted.

(For copy reports – see original minutes).

Subject to the inclusion of Councillor M. Forbes' apologies, it was;

3. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 30th September, 2008 (copy circulated) was submitted.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

At this juncture the Chairman advised that Item 9, *Gateshead Local Development Framework Issues and Options: Towards the Core Strategy 2030. Response to Consultation*, had been withdrawn with his prior consent and would be submitted to a future meeting of the Committee.

Design Supplementary Planning Documents

The Director of Development and Regeneration submitted a report (copy circulated) to advise the Committee of the responses received following consultation on the proposed policies and proposals outlined in the Residential Design Guide Draft Supplementary Planning Document (SPD) and the Design and Access Statements Guidance Draft SPD and to seek Committee's comments on both of these revised draft Design SPDs.

(For copy report – see original minutes).

Dave Giblin, Planning Implementation Manager, presented the report and welcomed input from Members.

Councillor I. Cuthbert queried how much the consultation was likely to cost. Mr. Giblin gave an approximate estimate of £1,500.

5. RESOLVED that the Committee noted the responses received following consultation on the proposed policies and support the recommendation to Cabinet to adopt the amended Residential Design Guide and Design and Access Statements Guidance as Supplementary Planning Documents.

Proposed Changes to Planning Policy Statement 6: Planning for Town Centres – Consultation Response of City Council

The Director of Development and Regeneration submitted a report (copy circulated) to consider a Department for Communities and Local Government (CLG) consultation paper on proposed revisions to policy guidance on planning for town centres (PPS6). The Committee's agreement was sought on the response of the City Council to this consultation document.

(For copy report – see original minutes).

Neil Cole, Planning Policy Manager, presented the report.

Councillor G. Hall queried whether the proposed changes to PPS6 would assist Tesco with their current challenges in relation to the Vaux site. Mr. Cole advised that Tesco had previously challenged the Government's earlier proposal to introduce a 'competition test' under the new PPS6 which would have required local authorities to assess new development proposals with a gross floorspace exceeding 1,000 square metres for their potential impact on competition in consultation with the Office of Fair Trading. He stated that the new proposals were currently for consultation only and were not in force at the present time. There would be a new impact assessment framework which applicants for out of centre site retail proposals would need to undertake. Without specific guidance on the impact tests, it was difficult to comment in relation to the Vaux site at this time.

Keith Lowes, Head of Planning and Environment, advised that consultation comments tended broadly to agree in principle (with reservations) with the recommended changes to PPS6.

6. RESOLVED that:

- i) the Committee agree the comments as detailed within the report and Annex 1;
- ii) a copy of the report and schedule of questions and comments be forwarded to the Department for Communities and Local Government as constituting the formal response of the City Council.

The Chairman closed the meeting having thanked everyone for their attendance.

(Signed) G. MILLER,
Chairman.