

## SOUTH HOLLAND DISTRICT COUNCIL

**Report of:** Task and Finish Group – Planning Design

**To:** Policy Development Panel Tuesday, 24 March 2020

**(Author:** Charlotte Paine Environmental Services Manager)

**Subject** Planning Design Task Group Report

**Purpose:** To provide an update on the work undertaken as part of the planning design task group.

### **Recommendation:**

**That the Panel gives consideration to the report and the draft South East Lincolnshire Local Plan Design Guide Supplementary Planning Document (SPD) and that any comments on the draft document are forwarded to the South East Lincolnshire Joint Strategic Planning Committee for their consideration.**

### **1.0 BACKGROUND**

- 1.1 A report was presented to Policy Development Panel (PDP) regarding the issue of Planning Design, which had been requested so that further consideration could be given as to whether a task group needed to be convened to consider some of the key issues identified by the panel.
- 1.2 In June 2019 a task group was added to the Panel's Work Programme and membership of the following Councillors was agreed;
- Councillor J Astill (Chairman)
  - Councillor J K King
  - Councillor P A Redgate
  - Councillor J L Reynolds
  - Councillor S C Walsh
- 1.3 Some of the key points that had been raised for consideration had been identified following a tour of implemented planning decisions that took place in September 2019. This was subsequently discussed at the November meeting of Performance Monitoring Panel where it was raised that comments from the tour should be incorporated into the task group.
- 1.4 At the November 2019 meeting of PDP, the Panel agreed that the Task Group commence its work in the New Year. The task group commenced its first meeting in January 2020 in which the scope of the group was agreed. It was at this meeting that the group were advised of the progress of the Supplementary Planning Documents (SPD) on Planning Design. This is a document that is within the work programme of the Local Plan Team, which is shared with Boston Borough Council and reports to the Joint Strategic Planning

Committee, which is made up of Members from South Holland District, Boston Borough and Lincolnshire County Council.

- 1.5 Due to the necessity for the Local Plan team to progress with the SPD during the months since the adoption of the Joint Local Plan, the group were presented with the opportunity to review the SPD that had been drafted. It was agreed that a copy of the document be provided to task group members in advance of the next meeting in order to review the document and scrutinise its contents at the following meeting.
- 1.6 The second meeting of the group concentrated on the policy document that had been drafted and the Head of Planning and Interim Joint Policy Unit Manager were present to provide context and answer questions posed by the group.
- 1.7 There were a number of key concerns raised at the meeting which included;
  - Reuse of historic buildings
  - Open Space
  - Private drives/Waste collection
- 1.8 Advice was provided from officers regarding these issues. Namely that the use of historic buildings is often governed by national legislation that must be adhered to but that there should be a balance struck regarding these issues.
- 1.9 Open space concerns were raised and questions asked regarding the authorities input on this. The planning officers advised that work with parishes were vital to this and that these questions may likely be scrutinised further in the open spaces task group that was currently ongoing. There is also be a separate SPD that will relate to issues about Open space in the future.
- 1.10 Private drives and waste collections were discussed at the final meeting of the group. Members wanted to discuss the potential for a limit on the number of properties that could be on a private drive in order to design out collection points and the associated issues with these. The Head of Environmental Services confirmed that this would be a good approach to have in the SPD but that it would still need to be considered on a case by case basis.
- 1.11 The Interim Joint Policy Unit Manager confirmed that the SPD could contain recommendations regarding private drives, potentially no more than 5 properties and 30 meters maximum, but that this would also need to be taken on a balanced view of each applications as to whether this would always be enforceable. It was agreed that this was a good step forward to removing potential ongoing collection point issues, but would not address current sites that were problematic.
- 1.12 The final meeting of the group reflected upon the influence that had been available for the members of the group.
- 1.13 Members raised their concerns that, as the document had already been drafted, there seemed to have been little input from members on the shaping of the document. Officers tried to re-assure the group that the comments and feedback of all members over the years had been noted and were reflected in the document. The Interim Joint Policy Unit Manager confirmed that the skeleton of the SPD is set by the Local Plan Design policy and therefore

whilst we can explain and interpret what the policy means, we could not introduce wholly new issues.

- 1.14 The document submitted to Members was a working draft and has undergone change during the last couple of months, with comments made by Members helping to mould the newest version of the document.
- 1.15 Members wanted it noting that given the timescales that were available, members were content with the policy and agreed that they would like to see the SPD recommended to the South East Lincolnshire Joint Strategic Planning Committee.

## 2.0 **OPTIONS**

- 2.1 Option one – recommend the Supplementary Planning Document to the South East Lincolnshire Joint Strategic Planning Committee. This will provide weight to the document given that it will have received member scrutiny and consent when being presented to the members of the Joint Committee.
- 2.2 Option two – do nothing. The document will still need to be presented to the South East Lincolnshire Joint Strategic Planning Committee but will have received no backing from South Holland scrutiny members.

## 3.0 **REASONS FOR RECOMMENDATION(S)**

- 3.1 It is recommended that option one be agreed, this will ensure the document goes forward to the joint committee with the backing and support of South Holland scrutiny and support the proposal to implement the SPD.
- 3.2 As the Local Plan policy function is devolved to the South East Lincolnshire Joint Strategic Planning Committee, it is important that the document goes forward with the support and recommendation of the South Holland members in order to assist with the process of adopting this document to address the issues raised by South Holland members.
- 3.3 It should be noted that in due course the draft SPD will be subject to public consultation, prior to formal adoption by the Joint Strategic Planning Committee.

## 4.0 **EXPECTED BENEFITS**

- 4.1 The adoption of the SPD would support South Holland with the determination of planning applications that adhere to the planning design principles as set out in the SPD. Without this document, it is difficult for the planning officers and committee to make decisions on design elements that members have raised concerns about.
- 4.2 Therefore it is hoped that planning design in South Holland would be improved through adoption of this SPD.

## 5.0 **IMPLICATIONS**

In preparing this report, the report author has considered the likely implications of the decision - particularly in terms of Carbon Footprint / Environmental Issues; Constitutional & Legal; Contracts; Corporate Priorities; Crime & Disorder; Data Protection;

Equality & Diversity/Human Rights; Financial; Health & Wellbeing; Reputation; Risk Management; Safeguarding; Staffing; Stakeholders/Consultation/Timescales; Transformation Programme; Other. Where the report author considers that there may be implications under one or more of these headings, these are identified below.

## 5.1 **Constitutional & Legal**

5.1.1 The South East Lincolnshire Joint Strategic Planning Committee will adopt the final version of the document which the individual Councils can then use to support their future planning decisions

5.1.2

## 5.2 **Stakeholders / Timescales**

5.2.1 The SPD will be presented to the South East Lincolnshire Joint Strategic Planning Committee for consideration, prior to public consultation. It is intended that the document will be first presented to the meeting in June 2020, and following public consultation, adopted before the end of the year.

## 6.0 **WARDS/COMMUNITIES AFFECTED**

6.1 As this report relates to the development of a draft document, it currently will not have an impact on any ward.

## 7.0 **ACRONYMS**

7.1 PDP – Policy Development Panel

7.2 SPD - Supplementary Planning Document

---

Background papers:- None

---

### **Lead Contact Officer**

Name and Post: Charlotte Paine Environmental Services Manager

Telephone Number

Email: cpaine@sholland.gov.uk

**Key Decision:** N

**Exempt Decision:** N

**This report refers to a Mandatory Service**

### **Appendices attached to this report:**

Appendix A Overview of SPD

Appendix B Supplementary Planning Document Draft