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LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY AGENDA

Venue: Bainbridge Room, The Copeland Centre, Catherine Street,
Whitehaven. CA28 7SJ
Date: Wednesday, 30th August, 2017
Time: 4.30 pm
Contact Officer: Chris Hoban **Tel:** 01946 598439

1. Apologies for Absence
2. Declarations of Interest
3. Minutes of the Meeting held on 6 June 2017 1 - 2
4. Copeland Local Plan 2017-2035: Issues and Options Consultation Document 3 - 6

Membership: Councillors David Riley (Chair), John Bowman (Deputy Chair), John Dirom, Allan Holliday, John Kane, Michael McVeigh, Brian O'Kane, Graham Roberts and Graham Sunderland

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Agenda Item 3

LDF WORKING PARTY

Nicholson Room, Copeland Centre, 4.30pm Wednesday 06 June 2017

Members present:

Cllr John Bowman (JB) (Deputy Chair)
Cllr John Dirom (JD)
Cllr Allan Holiday (AH)
Cllr Michael McVeigh (MM)
Cllr John Kane
Cllr Brian O’Kane (BO’K)
Cllr Graham Sunderland (GS)

Officers present:

Chris Hoban (CH)
Graeme Singleton (GDS)
Jane Taylor (JT)
Peter Kempsey (PK) from Countryside Consultants
Sonia Kempsey (SK) from Countryside Consultants

ITEM	SUBJECT	ACTION
1.	Apologies for absence Cllr David Riley (DR)	
2.	Appointment of Deputy Chair Cllr John Bowman (JB) was Appointed	
3.	Declarations of Interests in Agenda Items No declarations of interest were declared.	
4.	Minutes of the meeting held 26 April 2017 Minutes agreed as an accurate record.	
5.	Draft Conservation Area Design Guide Supplementary Planning Document JT introduced the background to this piece of work as follows: <ul style="list-style-type: none">• Traditional shopfronts have replaced with modern windows and doors which is affecting the heritage value of the conservations areas in Copeland and there is currently limited policy and guidance to change this through the planning system• The Townscape Heritage Initiative (THI) has a budget to provide longer term and wide reaching benefits, and the production of a borough wide conservation area design guide• This design guide can be used to encourage higher quality developments in the borough’s conservation areas <p>A discussion then followed around examples of how the design guide would be used and implemented. It was suggested that there could be a ‘carrot and stick’ approach whereby the design guide promotes the qualities the Council wants to see, with carrots such as the THI bringing in funding to support the works that property owners might want to do. In addition to this the Council has recently appointed an Enforcement Officer who will be able to take action against inappropriate development.</p> <p>There was also a discussion around the possibility of using Article 4 directions</p>	

ITEM	SUBJECT	ACTION
	<p>to limit the permitted development rights in conservation areas and provide greater control by requiring more proposals to seek planning permission.</p> <p>Members then discussed a number of specific examples of buildings and potential new development sites that could be improved once the conservation area design guide is adopted.</p> <p>It was agreed that this is a positive document that can enhance the borough's conservation areas.</p> <p>Members approved Draft Conservation Area Design Guide Supplementary Planning Document</p>	
6.	<p>Village Survey 2017 GDS introduces the Village Survey 2017 Document to members.</p> <p>Members discussed the method on how we conducted the survey and asked about the population figures around Frizington, Gilgarren and Lamplugh. Members also asked what is Thornhill classified as.</p> <p>It was agreed that all Members of the Council should be given the opportunity to feed into the final report, and that they are given 3-weeksto give feedback regarding the village survey.</p>	
7.	<p>Copeland Local Plan Development Scheme CH introduces the Local Plan Development Scheme which was recommended for approval which members approved.</p>	
8.	<p>Date and time of next meeting To be confirmed.</p>	ALL

COPELAND LOCAL PLAN 2017-2035: ISSUES AND OPTIONS CONSULTATION DOCUMENT

EXECUTIVE MEMBER: Councillor Lena Hogg

LEAD OFFICER: Chris Hoban

REPORT AUTHOR: Chris Hoban

PURPOSE OF REPORT

The programme to review the Copeland Local Plan 2013-2028 was approved at Full Council on 20th June 2017. The first stage of this process is to consider the scope of the review and the main issues that the Local Plan will need to consider.

This report will give Members the opportunity to consider and discuss the strategic issues that result from the low rates of housebuilding in Copeland in recent years and the options that can help to boost house building and ensure the Local Plan is robust and effective into the future to support the growth ambitions and opportunities of the borough.

RECOMMENDATION

That Members consider and approve the *Draft Copeland Local Plan 2017-2035 Issues and Options* consultation document. Once approved by LDF Working Party it is recommended that the document be presented to Full Council on 12th September for a six week public consultation.

1.0 INTRODUCTION

- 1.1 A review of the *Copeland Local Plan 2013-2028: Core Strategy and Development Management Policies* was approved at Full Council on 20th June 2017, with the work programme outlined in the *Local Development Scheme 2017*.
- 1.2 The first stage of this review is to consult on the Issues and Options that have emerged following the Housing Market Intelligence work and the announcement that the Council can no longer demonstrate a five year supply of housing sites. The Issues and Options will outline the scope for the main areas to be reviewed to ensure the Copeland Local Plan is deliverable, and which may result in a fundamental change to the development strategy that is currently proposed.
- 1.3 It should be noted that the whole of the Plan will be considered through the review process and updated as appropriate, but it is envisaged that many of the updates will be relatively minor, except those that are discussed in this Issues and options consultation.

- 1.4 The updated Local Plan will cover the period from 2017 to 2035, as 2017 is the baseline for the new evidence base that informs it and 2035 will be 15 years following the date it is adopted.

2.0 THE MAIN ISSUES AND OPTIONS TO BE CONSIDERED

- 2.1 The policies that carry less weight due to the Council no longer having a five year supply of housing sites are: ST2, SS1, SS2 and SS3. The strategic Issues and Options from these policies that are discussed in the consultation document are:

- The number of homes we should be planning for
- How any additional growth, which would largely result from opportunities at Moorside and its supply chain should be accounted for and enabled
- The settlement hierarchy/where development should take place
- The distribution of development
- The use of settlement boundaries

- 2.2 In addition to this there are a number of other strategic issues that can be considered at this time, including:

- How to provide appropriate land to support economic development and employment in Copeland
- Identifying suitable areas for wind energy developments

- 2.3 It should be noted that any issues that were part of the *Copeland Local Plan 2013-2028: Site Allocations and Policies Plan Preferred Options* consultation will not be repeated at this stage. Instead, the responses to that consultation will be considered alongside the Issues and Options as the Council develops the Preferred Options for the *Copeland Local Plan 2017-2035*, which will be completed in Spring 2018.

- 2.4 The *Copeland Local Plan 2017-2035: Issues and Options* consultation document can be found at Appendix 1.

3.0 THE CONSULTATION PROCESS

- 3.1 The consultation will be accompanied by a questionnaire for people to complete, which is designed to keep the focus on the large strategic issues at this time.
- 3.2 It is proposed that the Issues and Options consultation take place for six weeks.

- 3.3 Representations received will be analysed and used to inform the Preferred Options of the *Copeland Local Plan 2017-2035*, which will represent the Council's draft policy framework and site allocations for development up to 2035.

APPENDICES

- Appendix 1: Draft Copeland Local Plan 2017-2035: Issues and Options Consultation Document (to follow)

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