

## INFORMAL AGENTS MEETING

TUESDAY 11 AUGUST 2020

1. Apologies

Grahame Seaton  
Daniel Wallge  
Ben Hornigold  
Paul White  
Peter Gidney  
Shaun Gayton

**Attendees**

John Maxey (Chair)  
Shanna Jackson  
Stuart Ashworth, BCKLWN  
Hannah Wood-Handy, BCKLWN  
Alex Fradley, BCKLWN  
Amanda Driver, BCKLWN  
Lee Osler, BCKLWN  
Ruth Redding, BCKLWN

2. **Minutes Actions from last meeting 17 September 2019**

John Maxey informed the group that we have received resignations from the group by David Taylor and Mike Hastings.

3. **DC Update and Planning reforms**

Stuart Ashworth gave the following updates;

Business and Planning Act 2020. Deals with applications which lapse in 2020 and the extension of these until May 2021.

**ACTION: RR to email agents with details**

Planning Officers are still working remotely, although HWH will return to the Council's Offices next week.

Planning Officers have resumed site visits and should be contacting applicants/agents in advance of the site visit.

James Sheldrake has now left the Authority. Any outstanding applications will be reallocated.

Application numbers have rocketed since June 2020.

Hannah Wood-Handy gave the following updates/information;

Some Planning Officers are shielding or are working different hours and/or working weekends.

HWH will be back at the Council Offices next week.

See section 5 for more planning reform information

#### 4. **CIL Issues**

Please see attached note.

#### 5. **Planning Reforms: Housing White Paper and more immediate changes**

Alex Fradley gave an overview of both documents which have recently been published by Government for consultation. The Housing White Paper; 'Planning for the Future' which looks at radical reform of the current planning system and will impact in the medium and long term. 'Changes to Current Planning System' looks a more short-term measure. Links to both are provided below:

<https://www.gov.uk/government/consultations/planning-for-the-future>

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

There are many commentaries on this, a few were recommended:

<https://www.planoraks.com/posts-1/planning-reform-day>

<https://lichfields.uk/grow-renew-protect-planning-for-the-future/>

#### 6. **Local Plan Review Update**

Alex Fradley gave an update with regards to time scales. The BC are still broadly on track in terms of the timescales published in the BC's Local Development Scheme. The Local Plan review is currently being considered by Member of the Local Plan Task Group. It is currently anticipated that the Local Plan review will go before Cabinet in November and shortly after be published for the Reg.19 consultation. Following this it will be submitted for examination.

In terms of housing numbers this has gone down from around 660/700 at the time the current Local Plan was adopted to 539. This over a 15/20 year time frame makes a significant difference, the result is that the Local Plan review does not absolutely need to make any further housing allocations beyond those in the current Local Plan to meet the Borough's Local Housing Need.

#### 7. **Neighbourhood Plans**

Alex Fradley provided an update of NP activity. There are approx. 100 parishes in the Borough and around 40 are currently engaged in the NP process. Some have adopted plans; some are reviewing these and others are close to the finish. The main message was that these had the ability to provide local development frameworks and their own policies. You can easily have the case where parishes next door to each other have direct policies to consider. Agents were

advised to join in these processes which are undertaken by the Parish/Town Councils this included commenting on policies and promoting land for development. This because the Local Plan and review leaves room for NP's to come forward and so subject to the NP basic conditions they can have their own policies. It was also highlighted the bar at examination as much lower for a NP than a Local Plan.

#### **8. Vacancies for Informal Agents Group**

JM has asked that an email be sent to all Agents, asking who would like to join the group. Once these have been received, a voting slip will be sent around to Informal Agents for the two vacancies for the group.

#### **9. AOB**

Next Agents Meetings:

Formal Agents Meeting: 17 November 2020

Informal Agents Meeting: 16 March 2021