

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

Thursday, 3rd August 2006 at 2.00 p.m.

PRESENT: Councillors G.N. Denaro, Mrs. A. E. Doyle (substituting for N. Psirides J. P.), Mrs. J. Dyer M.B.E., Mrs. K. M. Gall, D. Hancox (substituting for Mrs. M. A. Sherrey J. P.), G. H. R. Hulett, Mrs. J. D. Luck, J.A. Ruck, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson.

01/06 **APPOINTMENT OF CHAIRMAN**

RESOLVED: that Councillor Mrs. J. Dyer M.B.E. be appointed Chairman of the Working Party for the remainder of the municipal year.

02/06 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED: that Councillor P.J Whittaker be appointed Vice Chairman of the Working Party for the remainder of the municipal year.

03/06 **APOLOGIES**

Apologies for absence were received from Councillors R. Hollingworth, D.C. Norton, N. Psirides J.P. and Mrs. M.A. Sherrey J.P.

04/06 **MINUTES**

The Minutes of the Meeting of the Working Party held on 12th December 2005 were submitted.

RESOLVED: that the Minutes of the Meeting be approved and confirmed as a correct record.

05/06 **STATEMENT OF COMMUNITY INVOLVEMENT**

Consideration was given to the Statement of Community Involvement which the Council is required to produce as a key element of the Local Development Framework planning system. It was noted that the purpose of the Statement of Community Involvement was to demonstrate how the Council aims to involve the community throughout the planning process and how the proposals to do this will be resourced and managed. It was reported that following the minor amendments to the Statement of Community Involvement as initially recommended by the Inspector, the Inspector's Binding Report had been received recommending that the Scheme should be adopted. Following discussion, it was

RESOLVED:

- (a) that the contents of the Statement of Community Involvement be noted;
- (b) that the Statement of Community Involvement be submitted to Executive Cabinet on 6th September 2006 for adoption with effect from 7th September 2006; and
- (c) that, the Head of Planning and Environment Services be granted delegated powers to amend the Statement of Community Involvement to reflect any changes made to the Local Development Scheme.

06/06 **CONSERVATION AREA APPRAISALS – STATION ROAD, HAGLEY**

Consideration was given to a draft appraisal produced in respect of the conservation area covering Station Road, Hagley. The document was intended to provide a clear

and concise appraisal of the character of the conservation area and when the procedure was complete would be a valuable Development Control tool in dealing with planning applications and defending refusals at appeals. It was intended that all of the conservation areas within the District would be the subject of retrospective appraisals over a period of time and that the appraisals would provide a sound basis for the designation and management of these areas. It was intended that a rolling programme of conservation area proposals would be compiled with a target date of eighty per cent completion by the end of 2009, subject to staff resources being available. This was the subject of a BVPI target.

It was recognised that local consultation was very important in the process as it was necessary to gain public understanding and ownership of conservation area proposals. It was intended to undertake the consultation procedure generally in line with the Authority's Statement of Community Involvement.

The Working Party recognised this procedure as an important step forward in terms of protection for the architectural and historic character of areas of the District and it was

RESOLVED:

- (a) that the draft appraisal be approved as the basis for public consultation;
- (b) that all relevant comments be reported and taken into consideration prior to adoption of the appraisal; and
- (c) that the Head of Planning and Environment Services be authorised to undertake draft appraisals in respect of other conservation areas which will be submitted to members following public consultation.

07/06

OPEN SPACE CONTRIBUTIONS ON AFFORDABLE HOUSING SCHEMES

A report outlining the current position regarding the provision of public open space or equivalent financial contributions in line with SPG11, in relation to sites involving entirely affordable housing was submitted.

It was recognised that the formula adopted in respect of the general housing market may have the effect of restricting sites which are available for affordable housing, the increased provision of which has been recognised as one of the Authority's key areas for improvement. It was also noted that on particular affordable housing sites, such as The Glebe in Belbroughton, members had previously approved reduced contributions in order to facilitate development of the site.

Members felt that the local ward member or members should be consulted as part of any negotiations which take place as their local knowledge of the area could be useful. Following discussion, it was

RESOLVED: that in view of the Council's commitment to facilitate the provision of affordable housing, delegated authority be granted to the Head of Planning and Environment Services in agreement with the Portfolio Holder and following consultation with the local ward member(s), to negotiate reduced levels of onsite open space provision or financial contributions in respect of sites which are completely for affordable housing, on a site by site basis.

08/06

TOWN CENTRE AREA ACTION PLAN

A report was considered which outlined the situation with regard to the potential regeneration of Bromsgrove Town Centre. The report referred to the work which had been undertaken in 2003 by way of a Town Centre Study. As part of the study, consultation had taken place with the public and key stakeholders. The study had identified three key sites as having priority for development, these being the High Street, the Market Hall and the Bus Station. Following on from the study work had commenced on the preparation of Development Briefs for the Bus Station and the

Market Hall sites. As part of the changes to the planning system Area Action Plans were identified as an approach to bring about change in areas of decline and it had subsequently been felt that the work on the development briefs should be halted as they were now being prepared outside the development plan system.

There was discussion regarding whether the change from development briefs to an Area Action Plan would lead to a delay in the regeneration of the area and concern was expressed that the engagement of consultants to undertake the work would also produce a delay. It was noted however that the briefs already prepared could be amended and utilised as part of the process of producing an Area Action Plan. In addition, at present the Authority did not have the staffing resources available to undertake the work required solely in house. It was however felt by the Working Party that any brief given to consultants should reflect the wish of the public to retain Bromsgrove's identity and character as a market town and that where possible, and ahead of major redevelopment if necessary, efforts be made to reverse the decline of the High Street area.

RESOLVED:

- (a) that the engagement of consultants to assist in the preparation of an Area Action Plan through the Council's tendering process be approved and that this be funded from within approved budgets; and
- (b) that the Local Development Scheme be amended in due course to reflect the Area Action Plan for the town centre.

The Meeting closed at 4.15 p.m.

Chairman