

CABINET MINUTE 165a of 9 APRIL 2013

DEVELOPMENT PLAN: ADOPTION OF DEVELOPMENT GUIDELINES SUPPLEMENTARY PLANNING DOCUMENT: FIRST REVIEW

The City Council is Recommended to –

- (1) formally adopt the Development Guidelines Supplementary Planning Document: First Review (Appendix I to the written report);
- (2) delegate authority to the Assistant Director for Planning Services to approve the final publication version of the Supplementary Planning Document.

Minute 165 – Cabinet decision (for information)

In accordance with minute 33 (10/11) which gave approval to a non-immediate Article 4 Direction to control changes of use to Class C4 (Houses in Multiple Occupation), the Director for Place submitted a written report on a proposal for the City Council to adopt the Development Guidelines Supplementary Planning Document: First Review.

The First Review –

- (a) would be part of the Local Development Framework documents within the Development Plan and would provide guidance to support policies set out in the Core Strategy;
- (b) primarily introduced additional guidance covering applications received for houses in multiple occupation and included the guide of a 'threshold' approach to assessing whether a change of use would be harmful to an area's character having regard to the existing number of converted and non-family dwellings in the vicinity;
- (c) was approved for consultation by the Cabinet Member for Environment and a consultation had been carried out for six weeks, and nine responses had been received. Some minor amendments and clarification had been made to the document as a result.

Councillor Evans presented the report.

Cabinet Members were advised that –

- (d) the proposals had received a broad level of support;

- (e) all Local Development Framework documents would be fed into the Plymouth Plan, when there would be an opportunity to rationalise and streamline the policies, but that there would still be a role for more detailed guidance relating to smaller scale developments;
- (f) the following issues they had raised, would need to be revisited as part of the development of the Plymouth Plan –
 - the ongoing maintenance costs of play areas;
 - surface water drainages;
 - secure cycle stores and minimum cycle parking standards;
 - parking standards for new developments.

The Assistant Director for Planning Services undertook to ensure that the emergency services were consulted on the Plymouth Plan and that as much learning as possible would be captured from experiences of current policies to inform the plan.

Alternative options considered and reasons for the decision –

As set out in the report.

A further recommendation was moved, seconded and agreed as set out below to ensure a more coordinated approach to the delivery of public realm improvements and maintenance across all relevant departments and stakeholders and to incorporate this new approach in the relevant planning policy guidance linked to the Plymouth Plan.

Agreed that the Assistant Director for Planning Service coordinates a cross departmental working group, linked to the Plymouth Plan, to prepare guidance on public realm.

Note:

The full report in connection with this minute is available on the website

www.plymouth.gov.uk/democracy

or by contacting Democratic Support on 01752 304867