

ITEM 4

Time commenced 6.00pm
Time finished 8.30pm

PLANNING AND TRANSPORTATION COMMISSION 21 OCTOBER 2009

Present: Councillor Poulter, in the Chair
Councillors Harwood, Lowe and Repton

In attendance: Councillors Ginns, Jennings, Redfern, Troup and Tuplin

51/09 Apologies for Absence

Apologies were received from Councillor Batey and Rawson.

52/09 Late Items Introduced by the Chair

One background report was admitted by the Chair as an aid to:

- Regarding minute 59/09, a Briefing note on Section 106 Monies.

53/09 Declarations of Interest

There were no declarations of interest.

54/09 Minutes

The minutes of the meetings held on 21 September 2009 were agreed as a correct record and signed by the Chair.

55/09 Call-in

There were no items for call-in.

56/09 Councillor Call for Action

There were no items.

57/09 Responses of the Council Cabinet to any reports of the Commission

There were no responses of the Council Cabinet to any reports of the Commission.

Items for Discussion

58/09 Vision for 2026

Members received a presentation from Andrew Waterhouse, Plans and Policies Team Leader, on the proposed Local Development Framework: Core Strategy. The Plans and Policies Team Leader informed the Commission that the new document would serve to govern how the Council and its partners deliver their plans and services in a more joined up way. Every other key planning policy will link into this strategy and enable a clear cohesive policy direction.

The designation of areas to develop housing in the city is an important part of preparing this strategy. There are many sites in the Amber Valley Borough Council and South Derbyshire District Council municipalities that are being advertised as prime development land to construction companies. This plan also takes those areas into account. The Commission were asked to consider two options to shape the future direction of this policy.

Option one would be to focus on urban concentration. This relies on high density city development, the redevelopment of Osmaston, reallocating of significant land designated for employment and the intensification of development elsewhere in the urban area. This option does not need Greenfield land and the green wedges in the city would be left pretty much as they are.

Option two focuses on regeneration. This would continue the urban regeneration of the city but with less emphasis on high density redevelopment in the city centre and neighbourhoods. There would be releases of land currently designated as green areas and increased use of land neighbouring on the city's boarder.

Councillor Troup asked if this document takes into account the transport issues of an evolving city and with particular reference to connecting Derby. The Plans and Policies Team Leader stated that highways issues would link into this document. He added that once a direction had been decided upon by councillors the planning officers would then work in tandem with the highways department.

Councillor Redfern asked why the Council was focusing on building new homes in the city when the properties in Osmaston were still not up to a usable standard. Plans and Policies Team Leader stated that the Council has to not only regenerate the existing housing stock in the city but meet the demands of a growing population.

Councillor Jennings stated that the Council needs to be more involved in the wider Derbyshire Housing Market Area as developments on the fringe of the city's limits will directly impact on Derby City Council. He stated that the Council needs to have constructive discussions with Amber Valley Borough Council and South Derbyshire District Council as early as possible.

Councillor Ginns expressed concern with the use of the city's green wedges as development and the subsequent loss of green spaces. The Plans and Policies Team Leader stated that there are limits to the amount of green space that could be allocated as development land and it would not be whole sale redesignation. However, he added that green wedges in Derby were not the same as greenbelt and would not be covered by the same protection.

Resolved to recommend that option two of the scheme is the preferred direction for the strategy and to request that the Commission is updated on the strategy's progress at a suitable point in the future.

59/09 Section 106 Monies – Expenditure Decision Making Process

The Commission considered an oral report from Councillor Redfern concerning the expenditure of Section 106 Agreement money. Councillor Redfern expressed concern that the current system of Section 106 money expenditure did not consult fully with the neighbourhoods where the planning application was based. She stated that there is a list which is circulated to councillors now. This helps to show how much money has been raised and where officers intend to invest. However, Councillor Redfern expressed concern that on occasion funding has been committed to a project and this was not open to negotiation.

Rob Salmon, Head of Plans and Policies, informed the Commission that officers currently send councillors a quarterly monitoring sheet with information of the Section 106 Agreement funding. This provides councillors with an overview of the current funding received and the officers' recommendations for where it could be spent. Councillors are invited to challenge the funding options or propose one if there is no recommendation for funding. He suggested that an improvement to the process could be to include information on prospective Section 106 Agreement funding. However, this funding may not be guaranteed as some developments may never come to fruition. He stated that the Section 106 Agreements sheet is also circulated to neighbourhood boards but not all neighbourhood co-ordinators use the information.

Councillor Repton stated that councillors and neighbourhood boards need transparency and information that is easy to understand. He added that the sheet should display; how much money is available, what it can be spent on and where it can be spent.

Councillor Harwood stated that he wants to see any recommendations for spending the Section 106 Agreement monies before it is committed to any project.

Resolved to recommend that officers:

- A. provide training to councillors when they are inducted on the information that is provided in the Section 106 Agreement sheet and the agreements themselves.**
- B. simplify the information that is circulated to councillors and neighbourhood boards and expand on the information provided to include how much money is available, what it can be spent on and where it can be spent.**

60/09 Budget Strategy Briefing

The Commission received a presentation by the Assistant Director of Corporate Finance outlining the budget strategy for 2010/11 to 2012/13. He stated that this

year they would be approaching the budget differently. The budget will be constructed by adopting a strategic approach. Previously departments have been allocated cash limits and have had to operate within those parameters. This time all budgets have been considered within the Council as a whole.

The Assistant Director of Corporate Finance outlined the pressures on the Council that have been budgeted for such as £1.5m because of a revaluation of the Derbyshire Pension Scheme or the Building Schools for the Future project.

He also highlighted possible savings such as the DECATS scheme and dividing the pressures through the whole Council.

Resolved to note the presentation and send any questions on the presentation to the Overview and Scrutiny Co-ordination Officer.

61/09 Derby's Third Local Transport Plan

The Commission received an oral report from Tony Gascoigne, Head of Transportation, on Derby's Third Local Transport Plan. He stated that this plan will bring together the department's strategic documents and provide implementation dates. When the plan has been developed further the Commission will have the opportunity to comment.

Councillor Repton expressed concern that the plan would not meet the national goals on supporting economic growth and that certain schemes pursued by Derby City Council counter-act these aims. The Head of Transportation stated that the completion of some of the major schemes would help to meet these goals and officers are applying pressure to the Highways Agency to ensure funding is not pulled away from the larger projects.

Councillor Harwood expressed concern that large proposed developments on the outskirts of the city would use the authority's transport infrastructure without contributing Section 106 monies. The Head of Transportation stated that the authority does have some powers that it can use to require neighbouring councils to improve transport links around the city. However, the detail of the Section 106 agreements is between the individual council and the developer.

The Chair stated that it would be difficult for officers to produce a strategy until 2026 if the guidance on this subject continues to change. He suggested that officers should use plain English when addressing neighbourhood boards on this subject.

Resolved to note the report and request an update report in March 2010.

62/09 Review on the Interface between the Highways & Transport Division and Neighbourhood Boards

Members considered a report drafted by a Sub Group of the Commission which analyses a previously commissioned report by a consultant on 'Engaging Communities, Meeting Expectations.' Members reviewed the Sub Group's recommendations on the possible implementation of the consultant's findings.

Resolved to endorse the recommendations in the report and forward the report to Cabinet subject to it being written in a more plain English style.

63/09 Matters referred to the Commission by Council Cabinet

There were no items referred to the Commission by the Council Cabinet.

64/09 Retrospective Scrutiny

There were no items were identified.

65/09 Council Cabinet Forward Plan

There were no items identified.

MINUTES END