

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: NMD/PC

**Minutes of the Inaugural Meeting of Newry, Mourne and Down District Council
(Shadow) Planning Committee held on Tuesday 8 July 2014 at 3.00pm in
Mourne Room, Downshire Civic Centre, Downpatrick**

In attendance: (Councillors)

Cllr. N Bailie	Cllr. R Burgess
Cllr. C Casey	Cllr. W Clarke
Cllr. G Craig	Cllr. S Doran
Cllr. G Hanna	Cllr. T Hearty
Cllr. M Larkin	Cllr. K Loughran
Cllr. D McAteer	Cllr. C McGrath
Cllr. H McKee	Cllr. M Murnin
Cllr. B Quinn	Cllr. M Ruane
Cllr. G Sharvin	Cllr. JJ Tinnelly
Cllr. T Andrews	Cllr. P Brown
Cllr. C Enright	

(Officials)

Mr L Hannaway, Chief Executive Designate
Ms C Miskelly, Head of Human Resources
Mrs D Starkey, Committee Administrator

Mr J Farrell, Director of Environment, Health & Building Services
Mr G McGivern, Director of District Development

Mr C O'Rourke, Director of Environmental Services
Mrs M Ward, Group Chief Building Control Officer

Mrs M MacIntyre (Director, Local Planning Division)
Mr J Linden (Area Planning Manager, DoE Planning)
Mrs H Stoops (Principal Planning Officer, DoE Planning)
Mr P Rooney (Principal Planning Officer, DoE Planning)
Mr A McKay (Principal Planning Officer, DoE Planning)

Councillor G Sharvin took the Chair and welcomed everyone to the first meeting of the Newry, Mourne and Down District Council (Shadow) Planning Committee.

PC/01/2014: APOLOGIES

Apologies were received from Councillors P.Clarke, Devlin and O’Gribin and Mr E Curtis, Chief Executive (Newry and Mourne District Council) and Mr J McBride, Changer Manager.

PC/02/2014: DECLARATIONS OF INTEREST

There were no declarations of interest.

COMMITTEE BUSINESS

PC/03/2014: TERMS OF REFERENCE AND WORK PLAN

Read: Terms of Reference and Work Plan for the Newry, Mourne and Down District Council (Shadow) Planning Committee. **(Copy circulated).**

NOTED: Members were asked to note the timing for (Shadow) Planning Committee Meetings as 3.00pm.

AGREED: **It was AGREED on the PROPOSAL of Councillor W.Clarke, SECONDED by Councillor Craig to agree to the recommended Terms of Reference for the establishment and operation of the (Shadow) Planning Committee, as circulated.**

PRESENTATION

It was agreed to take item 4(b) at this point of the meeting.

PC/04/2014: LOCAL DEVELOPMENT PLAN & PROPOSED PREPARATORY STUDIES

NOTED: Presentation from Mrs Helen Stoops, DoE Planning on Local Development Plan and proposed preparatory studies. **(Attached at Appendix 1)**

NOTED: During the question and answer session the following key points were raised:

- The Local Development Plan will be Newry, Mourne and Down District Council’s Plan.

- The new system will require engagement with community and statutory consultees early on in the process.
- Provides opportunity to revisit the Area Plan and examine growth strategy.
- Council can tailor policies for local issues; however there will still be a requirement to link in with regional policy.
- The importance of linking the Local Development Plan with Council's Corporate Plan and Community Plan.
- Evidence will be required to back up strategy, as an independent examiner will test the soundness of the Local Development Plan.
- Two existing Area Plans will remain in place until the new Local Development Plan is brought forward by Council.
- Capacity Building to be rolled out in October 2014.

NOTED: **The Chief Executive confirmed the Local Development Plan and Preparatory Studies would be a standing Item at (Shadow) Planning Committee meetings.**

BUSINESS

PC/06/2014: **Newry, Mourne and Down/DoE Planning Pilot**

Read: A report on Newry, Mourne and Down/DoE Planning Pilot. **(Copy circulated)**

NOTED: The Chief Executive asked Members to note that discussions were currently on-going with DoE Planning, with an anticipated start date for the pilot exercise being 29 September 2014.

Members were informed the Planning Portal arrangements will remain in place across all Councils until 2017.

A further update on the Newry, Mourne and Down/DoE Pilot would be presented to the (Shadow) Planning Committee in August 2014.

AGREED: **The report on Newry, Mourne and Down/DoE Planning Pilot was NOTED.**

PC/07/2014: **ICT RESOURCES**

Read: A report on ICT Resources. **(Copy circulated)**

AGREED: **The report on ICT Resources to proceed with using recruitment agencies to identify appropriate ICT staff was**

**AGREED on the PROPOSAL of Councillor Craig,
SECONDED by Councillor Hanna.**

PC/08/2014: CAPACITY BUILDING FOR PLANNING

Read: A report on Capacity Building for Planning (**Copy
circulated**)

NOTED: In response to a number of concerns raised it was agreed
to omit the reference within point 2.4 of the report: -'the Republic
of Ireland system is different to the system here (i.e.) it has no
Planning Committee and therefore is not suitable for visits'.

AGREED: **It was AGREED on the PROPOSAL of Councillor D.McAteer,
SECONDED by Councillor Murnin to approve the
recommendation to prepare a specific training programme
for the (Shadow) Planning Committee, and the organisation
of visits to Planning Committees to get exposure to various
techniques, processes and engagement with the public.**

Councillor McGrath joined the meeting at this point – 4.30pm

PC/09/2014: STUDY VISIT TO THE LONDON BOROUGH OF CAMDEN

Read: A report of the Study Visit to the London Borough of
Camden. (Copy circulated)

AGREED: **The report of the Study Visit of the London Borough of
Camden was NOTED.**

**PC/05/2014: PLANNING REFORM AND TRANSFER OF PLANNING TO
LOCAL GOVERNMENT**

NOTED: Presentation from Mrs Mary MacIntyre, DoE Local Planning
Division on Planning Reform and Transfer of Planning to Local
Government. (**Attached at Appendix 2**)

CONSULTATIONS

**PC/10/2014: CONSULTATION ON DRAFT PLANNING POLICY
STATEMENT 22 'AFFORDABLE HOUSING'**

Read: Correspondence in relation to consultation on Draft Planning
Policy Statement 22 'Affordable Housing'. (**Copy circulated**)

AGREED: **The consultation on Draft Planning Policy Statement 22
'Affordable Housing' was NOTED.**

PC/11/2014: CONSULTATION ON PLANNING REFORM AND TRANSFER TO LOCAL GOVERNMENT

Read: Correspondence in relation to consultation on Planning Reform and Transfer to Local Government. **(Copy circulated)**

AGREED: **The consultation on Planning Reform and Transfer to Local Government was NOTED.**

A draft response to be tabled at the next (Shadow) Planning Committee meeting.

There being no further business the Meeting ended at **5.05pm**.

For consideration at the Shadow Council Meeting to be held on Tuesday 5 August 2014.

Signed: _____
Chairperson

Signed: _____
Chief Executive Designate

**The Local Development Plan System
and The Newry Mourné & Down
Preparatory Studies**

**Towards a Plan Strategy for
Newry Mourné
and Down**

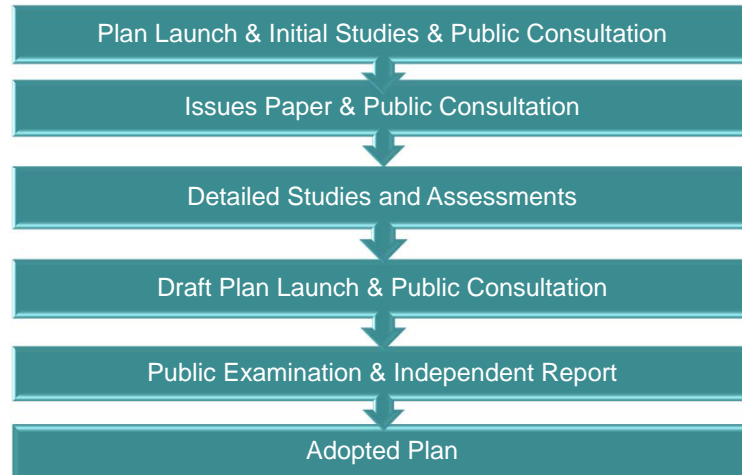
**Helen Stoops
Principal Planning Officer
Development Plans
Southern Area Planning Office**

**The Local Development Plan System
and The Newry Mourné and Down
Preparatory Studies**

Aim to outline:

- The new Development Plan System
- The benefits of the new Development Plan System
- The proposed preparatory studies
- The purpose of the preparatory work

The Existing Plan System



Criticisms

- Slow/inefficient
- Inadequate community involvement
- Lacking in local identity/ownership
- Detail obscures vision & strategy
- Voluminous and hard to understand
- Public Examinations too long
- Inadequate monitoring and review

A New Development Plan System

- **A Plan Led System** – applications determined in accordance with the Development Plan unless material considerations indicate otherwise
- A two tiered evidence based system comprising:
 1. **Plan Strategy**
 2. **Local Policies Plan**

A New Development Plan System

The Plan Strategy

- Sets the vision, the objectives and the growth strategy for the area and general strategic policies having regard to Regional Policy

A New Development Plan System

The Local Policies Plan

- Sets out the Council's local policies consistent with the Plan Strategy
- Identifies site specific proposals including settlement limits, zonings and designations

A New Development Plan System

Statutory Requirements

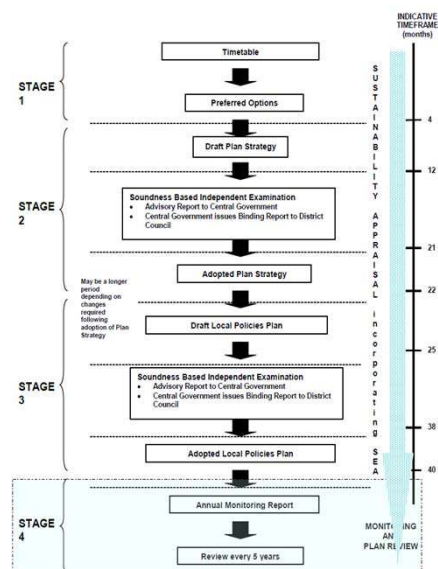
- **Timetable** – Key publication dates for each stage of the Local Development Plan process based on a project management approach
- **Statement of Community Involvement** – setting out how, where and when consultation and policy making is to take place
- **Preferred Options Paper** – “Front-loading” meaningful consultation with the public

Benefits of the New Development Plan System

The New Plan-Led System

- Greater certainty
- Robust evidence base
- More effective participation from public and stakeholders
- Speedier, more flexible plans
- A two-tier approach of a Plan Strategy and Local Policies Plan
- Public examination focuses on “soundness”
- Regular monitoring and review

Stages of the New Development Plan System



The Newry Mourne and Down Preparatory Studies

The Preparatory Studies include 4 papers considering:

- **Population and Growth** – statistical information on existing population trends, growth and population projections; Section 75 groups and the NI Multiple Deprivation Measures. Consideration of a settlement hierarchy & a growth strategy
- **Housing and Settlement** – an examination of the land available for housing and the provision for future needs and how this can be apportioned across the settlements. An account of special housing needs such as supported housing as identified in the Housing Needs Assessment

The Newry Mourne and Down Preparatory Studies

- **Employment and Economic Development** – Consideration of the economic base, the existing supply of industrial land and an examination of past take up; consideration of the amount of new jobs required to meet the needs of a growing population
- **Town Centres and Opportunity sites** – Examine past take up of any town centre opportunity sites identified in the current area plans and a town centre health check.

The Newry Mourne and Down Preparatory Studies

The purpose of the preparatory studies is to:

- provide the evidence base to inform strategy development for the Community Plan, Corporate Plan and Local Development Plan
- provide an opportunity to link Planning with other Council functions such as Community Planning
- capacity build – provide engagement with members and assist in identifying the key issues facing their areas

The Newry Mourne & Down Preparatory Studies

Conclusion





VISION FOR LOCAL GOVERNMENT

“... a strong, dynamic local government creating communities that are vibrant, healthy, prosperous, safe, sustainable and have the needs of all citizens at their core”

PLANNING...

- Sets out a long term vision for places
- Provides a decision making framework to manage competing uses for space
- Balances economic, social and environmental needs
- Provides legitimacy through consultation and testing of evidence
- Delivers change on the ground



LEGISLATION



- Primary powers established under Planning Act which received Royal Assent May 2011
- District councils will be responsible for preparation of local development plans, determining the majority of applications, taking enforcement actions etc.



LEGISLATION (contd)

- 24 pieces of Subordinate Legislation
- Consulting in 2 Phases to test proposals and seek informed responses
- Phase 1 - Major changes required for 'Day One'
 - Launched on 28th May; closes on 20th August
 - Includes: Development Plans; new approach to Development Management; Hierarchy of Development
- Phase 2 – Launched in Autumn 2014
- Aim to have all in place by year end

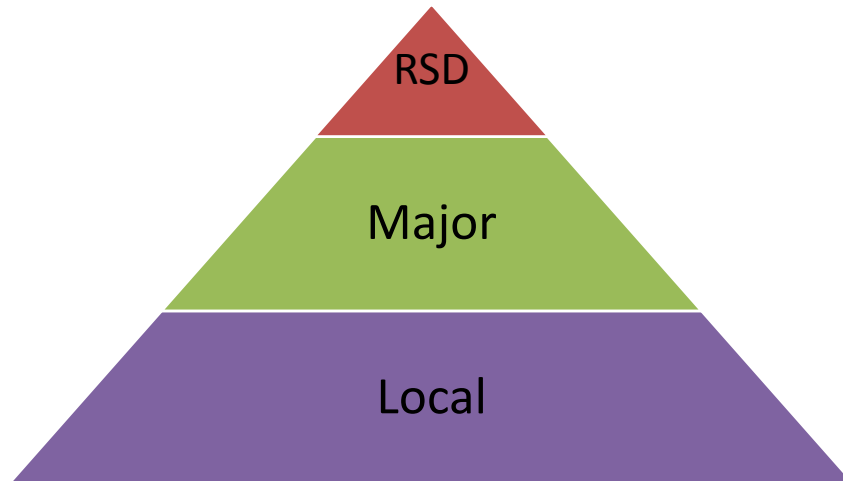


NEW DEVELOPMENT MANAGEMENT SYSTEM

- Create positive development management culture
- Proportionate processes and decision making at appropriate level through new 3 tier hierarchy
- Councils determine major and local developments – DOE regionally significant through direct submission or call-in
- Early pre-application engagement and enhanced transparency (including pre-determination hearings)



NEW HIERARCHY OF DEVELOPMENT APPLICATIONS



NEW APPROACH TO DEVELOPMENT MANAGEMENT

- Pre-application community consultation
 - All major and RSD planning applications
 - Decline to determine – s.50 2011 Act
- Scheme of delegation
- Criteria for call-in Notification

ENFORCEMENT CHANGES

- Period in which enforcement action can be taken changed to 5 years (previously 4 and 10 years) which came into effect on 1st December 2011.
- Introduction of Fixed Penalty Notices for failure to comply with enforcement or breach of condition notices
- Multiple fees for retrospective applications



DRAFT SPPS



- The draft SPPS issued for 12 weeks consultation on 4 February 2014 – Digital First consultation closed 29 April www.planningni.gov.uk/spps
- Over 700 responses were received
- It consolidates some 20 separate pieces of planning policy to a single statement; reducing 800 pages of policy to less than 100
- A New Approach – More strategic, simpler, shorter, and accessible planning policy

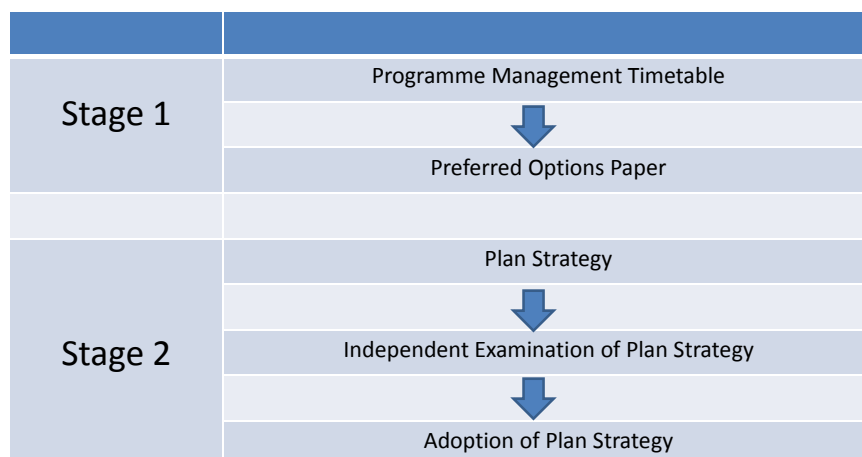


NEW DEVELOPMENT PLAN SYSTEM

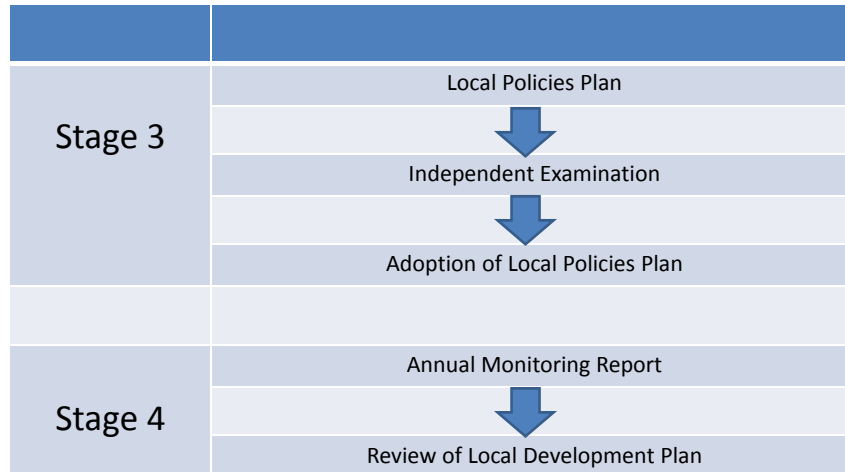
- New plan-led system to provide greater certainty for all
- Streamlined and flexible Plan system
- New 2 document approach (PlanStrategy and Local Policies Plan)
- Overall timeframe reduced
- More effective participation from public and Stakeholders early in process
- Move away from objection based examination to “soundness” approach
- Monitor and review



Development Plan Process



Development Plan Process (contd)



WHY GOOD PLAN MAKING MATTERS

Having a robust Plan in place helps to:

- Move from plan-making to place-shaping;
- Provide certainty for communities and developers;
- Focus council on delivery;
- Access more funding and attract investment;
- Manage conflict!



STATEMENT OF COMMUNITY INVOLVEMENT

- Councils to prepare an SCI for development plan & development management functions:-

“a statement of the council’s policy as to the involvement in the exercise of its functions.....of persons who appear to the council to have an interest in matters relating to development in its district”

- Community: those who live, work, invest or visit an area
- Content of SCI
- Publicity, consultation and agreement



REMAINING PROPOSALS

- Design and access statements
- Non-material changes
- Councils’ own applications
- Council consultation on listed building consent



THE ROLE OF MEMBERS

- Leadership
- Understanding your issues
- Setting the vision & objectives
- Setting priorities
- Making decisions & understanding implications
- Agreeing programmes & resources
- Engagement / community accountability
- Working with other authorities and agencies
- Scrutiny and monitoring

PLANNING INVOLVES BALANCING ISSUES

Economic Recession

Meeting Housing needs

Long term strategies

Brownfield development

Retail market forces

Individual interests

Climate change

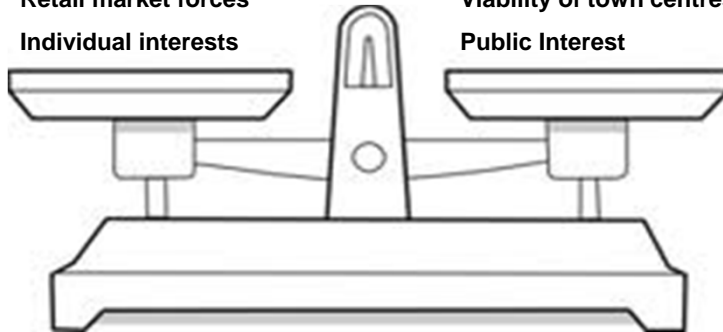
Environmental issues

Today's pressures

Town cramming

Viability of town centres

Public Interest



FUTURE VISION – PLANNING IN LOCAL GOVERNMENT

- Councils making plans
- Councillors making planning decisions
- Community planning
- Connections with other functions
- Delivering for community
- Connection with place
- Civic Leadership

