

Report for Information

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| Report to | Planning Applications Committee 19 April, 2012 | Item 6 |
| Report of | Head of planning services | |
| Subject | National Planning Policy Framework – amendments to the wording of decisions not yet issued. | |

Purpose

To advise members of the impacts of the National Planning Policy Framework (NPPF) on planning applications that have been previously reported to this committee but not yet issued because of unresolved matters relating to the content and signing of planning obligations (S.106 agreements).

Recommendations

That delegated powers be given to the head of planning to agree amendments to previous decisions of committee (identified in Appendix 1) relating to the reasons for conditions and the reasons for approval and to delete references to cancelled documents and replace with the NPPF.

Financial Consequences

The financial consequences of this report are none.

Strategic Priority

The report helps to meet the strategic priorities of a prosperous city, decent housing for all, city of character and culture, and value for money services.

Contact Officers

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Background Documents

None.

Report

Background

1. On 27 March 2012 the government published the NPPF. It came into effect immediately and members will recall that copies of the document were distributed at this committee's meeting on 29 March. There were consequential, minor, changes to the wording of recommendations and reports considered at the meeting. Members were advised that there was little material change in the overall national policy but that it was summarised and shortened into one document. Numerous other documents were cancelled and ceased to have any material consideration to decisions made from the same date.
- 2. Impact on Committee's previous decisions**
3. As it is normal practice for the committee to make a recommendation subject to a planning obligation (Section 106 agreement) being signed and sealed the actual planning permission is not issued until this is done. The planning permission does not take effect until this latter date. Therefore there are some applications that committee has previously resolved to approve but have not yet been issued. In these cases there is a need to review the decision in the light of current policy and make appropriate adjustments to the decision to delete reference to cancelled national policy and replace, where relevant, with the NPPF.
4. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
5. For decision-taking this means: approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or where specific policies in the Framework indicate development should be restricted. In addition a large number of guidance and policy was cancelled and replaced with a much shorter version in the NPPF. It is not considered that the changes in national planning policies have a significant impact upon the consideration of this application
6. In addition the government has also advised that local finance considerations (e.g. New Homes Bonus) needs to be taken into account when determining applications.
4. A list of the applications is appended (Appendix 1).
7. In all these cases it is not considered that there is any significant change to national planning policy that would necessitate a full re-consideration by Committee or any material change in the recommendation. However there will be numerous minor changes to the references to national policy in the wording of condition reasons and the reasons for approval.

APPENDIX 1

| Application No. | Last date referred to Planning Applications Committee | Address | Proposal | Update on current status |
|------------------------|--|---------------------------------|---|--|
| 11/00160/F | 9 June 2011* | Anglia Square | Phase 1a - full details of the enlarged square, foodstore, permanent and temporary car parking, access, uses in Class A1, A2, A3, A4, creche, up to 91 dwellings including outline proposals for 16 dwellings west of Edward St. | The S106 Agreement for applications 11/00160/F, 11/00161/F and 11/00162/O was presented to the applicant in its final draft form on 2 nd Feb 2012; the Council awaits the applicant's agreement to proceed, sign, complete the Agreement and thereafter issue the planning permission |
| 11/00161/F | 9 June 2011* | Anglia Square | Phase 1b - full details comprising additional Class A1/A3 uses, rooftop parking and 29 dwellings with temporary car parking and external refurbishment of Gildengate House. Phase 2a - outline proposals for north of the enlarged square, for the principle of additional Class A1/A3 uses and the provision of a gym. | |
| 11/00162/O | 9 June 2011* | Anglia Square | Phase 2b - Outline proposals for establishing the principle of Assembly and Leisure uses with ancillary Class A1/A3 uses. | |
| 11/00163/C | 9 June 2011 | Anglia Square | Demolition to facilitate redevelopment | The release of the consent is depends on approval of the redevelopment proposals. |
| 11/02236/F | 1 March 2012 | Wherry Rd, adj. Novi Sad Bridge | Erection of residential development to provide 66 No. apartments, with associated amenity areas, car and cycle parking and pedestrian and vehicular access. | S106 agreement is in the process of being drafted and consultation on the wind assessment is currently being undertaken. |

* These applications were subsequently referred to the chair and vice chair on 10 January 2012. They agreed pre-identified minor amendments and revisions required of the original proposal, and the decision of the committee was confirmed.