

STRATEGIC PLANNING ADVISORY PANEL

16 MARCH 2005

Chair: * Councillor Burchell

Councillors: * Marilyn Ashton * Mrs Kinnear
* Mrs Bath * Ray (3)
* Idaikkadar * Anne Whitehead

Non-voting Councillor Branch
Co-opted Member:

* Denotes Member present
(3) Denotes category of Reserve Member

PART I - RECOMMENDATIONS**RECOMMENDATION 1 - Development Brief - Land at Honeypot Lane**

The Panel received a report of the Director of Strategic Planning, which included a revised draft of the Development Brief for land at Honeypot Lane. It was reported that, following the Panel's consideration of an earlier draft of the Brief at its meeting on 2 December 2004, officers had further considered the position of the Environment Agency on flood risk, and had assessed a range of access and traffic issues. The outcome of these findings were detailed in the revised Brief. Minor changes had also been made in line with newly published planning policy and further representations made on behalf of the major landowner and adjoining businesses.

The Director of Strategic Planning explained that approval of the Brief, which took into account the views of relevant stakeholders, would improve service delivery by establishing a planning framework that would guide further use and development of the site. The Brief would assist the Council in considering future proposals and help facilitate the implementation of a key Proposal Site in the Unitary Development Plan.

The Panel discussed the revised content of the Brief and made the following points:

- The Panel agreed that it was important to recognise the current use of existing businesses in Parr Road and welcomed the degree of protection for these businesses that was contained within the Brief.
- A Member felt that the number of additional units required made the density too high.
- A Member commented that they were uneasy about the use of a large employment site.
- A Member stated that she would like to see a 50/50 balance of social/intermediate housing, to provide greater opportunity for local employees to benefit from shared ownership.
- Members agreed that it would be helpful to visit an example of an established mixed-use site.

Resolved to RECOMMEND: (to Cabinet)

That (1) the Development Brief for Land at Honeypot Lane be approved;

(2) the Development Control Committee be informed when the Brief has been approved.

[REASON: To establish a planning framework to guide the future use and development of the site].

(See also Minute 30).