

Hyndburn Borough Council Core Strategy and Accrington AAP Examination

Examination Hearings

Thursday 29th September 2011

Morning Session II

Attendees		
Stephen J Pratt	Planning Inspectorate	SJP
Michael Walker	Programme Officer	MW
Ursula Reilly / Steve Watson	Note taker	
Hyndburn Council Team		
Simon Prideaux	Head of Planning and Transportation	SP
Joanne Macholc	Principal Planning Officer	JM
Farooq Rafiq	Assistant Planning Officer	FR
Anne Hourican	Senior Environmental Initiatives Officer	AH
Paula Fitzgerald	Principal Planning Officer	PF

SJP	Section 11 of AAP deals with 7 Spatial Quarters identified in AAP – no serious challenge to these policies Refers to changes to Proposals Map (as outlined at Page 16 of Council’s response) - state extracts would benefit from scale, annotation of sites and road names. Revised proposal map has improvements.
FR	Council recognised that there were a number of slightly different Proposals Maps in the AAP, sought to consolidate and clarify these. Ran through the changes to the Proposals Map. (Revised Proposals Map circulated)
SJP	Refers to changes to Implementation section of plan as refereed to at page 16 of Council’s statement.
SP	Proposing an additional change and outlined 3 phases.
SJP	Notes that some completed development - Tesco, Market Hall Development completed Bus Station on hold.
SJP	Inspector satisfied on how plan is going to be delivered . Delivery methods and timescales - more work to do work (in progress). Noted that Appendices is spelt wrong. No major elements of infrastructure outstanding. Summarised part d.) of AAP Proposal Map reflects key proposals - notes revised proposals map which identifies site boundaries
SJP	Proposal Map and flood risk plan will be added to Schedule of Change.

SP	Masterplan then developed as an AAP - a conversion exercise
SJP	Masterplan will be a material consideration but just an illustrative map in AAP.
SP	Produced before AAP, not bound by AAP but is a supporting document.
SJP	No further matters and ran through homework list <ul style="list-style-type: none">- Changes to implementation section- Schedule of Changes from publication to submission (to be submitted to examination).- Final version of proposals map (to be submitted to examination).- Final version of Figure 19 (to be submitted to examination).- Indication of scale of housing in T Centre-,Changes to phasing table.
SJP	Inspector outlined the process that needs to be undertaken in consulting on comprehensive schedule of changes
SP	Confident that the proposed changes will not cause delay and Members can make comments during consultation period.
SJP	Asked what timescale are envisaged for start of consultation and stressed need to commence as soon as possible.
SP	Seek authority for consultation under emergency powers. Next Friday for advert in paper. Also proposals for sustainability appraisal but won't delay 6 weeks period for consultation. Inspector stressed need for a focussed consultation and responses can only relate to the changes and not parts of the Plan that remain unchanged.
JM	Do we need proforma or request letters?
SJP	Should be on a proforma and request which changes comments relate to. Changes go to soundness need same consultation as original plan. Safe way is 6 weeks. Advert Friday, 6 weeks from Monday Close approx 18 th November. Comments received will need to be assembled transmitted to programme officer, no work needed just forward representations to Inspectorate. May be possible if new matters raised in representation that an oral hearing required
SJP	If substantive representations are received, may ask for comments from Council. Don't need to take to Committee, don't need to take any action other than forwarding representations to the Inspector.
SJP	Refers to outstanding items in relation to Core Stratgey <ul style="list-style-type: none">- revised version of Key diagram showing key Diagram.
SP	Outstanding, in progress.

SJP	<p>Requested homework items be sent to Programme Officer as completed, PO to set up a new category of documents on website received after hearing.</p> <ul style="list-style-type: none">- notes FPC47 done and will be in final schedule.- note on areas of special restraints (outstanding). <p>Plan of employment site (from ELS) (outstanding).</p> <ul style="list-style-type: none">- further amendment to text to FPC 5 – retail impact threshold- Amend policy H1 to include reference to 5 year supply of housing.- amendments to Para 4.26- amendments to Para 4.37- submit Gypsies & Travellers interim policy to library- submit Council's Opening Statement on affordable housing policy.- indicate scale of G&T provision being made and criteria for considering applications beyond 2016- submit Council's statement and related changes dealing with Highway Agency's comments- submit Environmental Health Officer view on noise buffer zone at RSPCA, Huncoat.- inform Inspector of outcome of discussions at LM&W SADPD Examination re: A8- Confirmation on CPO decision on WHLR.- Amend proposals map for Huncoat showing Phase 2 of WHLR. Don't need a plan but need a change in schedule.
SJP	<p>Also consider including sentences on reviewing CS every 5 years.</p>
FR	<p>Council agreed</p>
JM	<p>Comprehensive schedule of changes to AAP to be incorporated into a single schedule.</p>
SJP	<p>Council's closing remarks</p>
SP	<p>Thank you. Council valued inspector's approach. Positive attitude and helpful guidance. Council thanked inspector.</p> <p>Programme Officer thanked, brave task to take on and not finished yet but thanked for work so far. Important that arrangements run like clockwork. Important to keep a record. Thanks to Steve and Ursula.</p> <p>Council Team key to a successful outcome. Commitment of Council's team. Thanks to Joanne, Farooq and Anne.</p> <p>Preparation of Documents – Paul Worswick thanked.</p> <p>Paula and Ismail thanked.</p> <p>Credit to everyone who has taken part.</p> <p>Credit to residents of Huncoat who have worked with the Council been useful to have their guidance.</p> <p>Credit to Elected Members who have taken some difficult decisions along the way.</p> <p>Participants through process have worked well with the Council, highlighted the assistance of Environmental Agency who were also thanked.</p> <p>CS and AAP commended to Inspector and hopes it sound.</p>

SJP	<p>Inspector's closing remarks.</p> <p>Been here nearly 2 weeks thanked everyone who attended hearing, now have sufficient information.</p> <p>The fundamental strategy remains largely unaltered however some elements need tweaking , some aspects were not as clear as could be, clarity as a test of soundness so some major tweaks needed.</p> <p>Thank Council representatives and various people in back rooms working on issues outside hearings. Also other people involved in hearings.</p> <p>One of most pleasant inspections as productive, positive and co-operative. Improvements to plan can now be made and ensure it is sound.</p> <p>Thanked Council for rewording</p> <p>3 categories</p> <ol style="list-style-type: none">1. Change by Council substantial changes2. Change and by Council minor3. Inspector's recommendations. <p>Inspector's recommendations can be imposed. Can't see any surprising changes from report.</p> <p>Thanked Michael Walker (Programme Officer) for all hard work especially keeping track of documents and provision of paperwork. Done everything asked quickly and efficiently.</p> <p>Ursula and Steve assisting in notes, council will receive an early draft. Previously notes were just for Inspectors but now subject to FOI and will be included in library.</p> <p>Thanks to Ursula and Steve.</p> <p>Inspector indicated when Council would receive fact checking report. Subject to consultation on proposed changes Provisionally will get report by early December will be as soon as possible after consultation.</p> <p>Examination Open until report submitted.</p> <p>No further information unless requested.</p> <p>Enjoyed being in Hyndburn, learnt a lot about Accrington and Hyndburn. Oswaldtwistle Mills will be remembered. Some really nice old buildings and Hyndburn has a lot going for it.</p> <p>Adopted positive approach which has been really helpful.</p> <p>Formally closed Hearing Sessions</p>
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