

CABINET

Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 20 April 2017 at 5.00pm at Addenbrooke House, Ironmasters Way, Telford

PUBLISHED ON WEDNESDAY, 26 APRIL 2017

(DEADLINE FOR CALL-IN: TUESDAY, 2 MAY 2017)

Present: Councillors S Davies (Leader and Chair), L D Carter, E A Clare, A R H England, R A Overton, G C W Reynolds and H Rhodes.

Also Present: Councillors A J Eade (Conservative Group Leader) and W L Tomlinson (Liberal Democrat/Independent Group Leader).

CB-081 Apologies for Absence

Councillors A D McClements and P R Watling.

CB-082 Declarations of Interest

CB-083 Minutes

RESOLVED – that the minutes of the meeting held on 6 April 2017 be confirmed and signed by the Chair.

CB-084 Supporting Growth - Development Management

Key Decision identified as **Development Management - Service Improvement** in the Notice of Key Decisions published on 22 February 2017.

Councillor R A Overton, Cabinet Member: Housing, Leisure & Health, presented the report of the Assistant Director: Business, Development & Employment which proposed the introduction of a multidisciplinary 'one stop shop' development service to bring about a step change in the provision of development management services.

The new approach would see the provision of enhanced, discretionary development services designed in response to soft market testing which would increase efficiency, improve planning determination times, generate additional income, and reduce costs to the service and applicants. It would also adapt the planning service area to respond effectively to the Government's proposals to introduce private sector competition into the processing of planning applications. Alongside enhanced pre-application advice and the ability to tailor a package of support to applicants in the Borough the proposal enabled the service to provide planning and development services outside the Borough.

Development Management was one of the first services that developers/investors 'touched' and as such was central to delivering sustainable growth and the Council's

'Business Winning, Business Supporting' agenda – processing circa 1200 applications in 2016/17. It was also a significant 'gateway' to promoting the authority's wider commercial services. The service fulfilled a range of statutory duties on behalf of the Council from the determination of planning applications, planning enforcement, the production of planning policy, Local Authority Building Control, development control highway engineers, and a range of specialist development functions – including ecology, conservation, geotechnical, development delivery, affordable/specialist Housing and Healthy Spaces specialisms.

Following legislative changes in 2003 a significant number of authorities had introduced charges for the provision of discretionary services; including charges for a number of development management functions such as pre-application advice, and providing historic data. To date the Council had resisted such charges however national changes to introduce greater competition within planning services and feedback from developers indicated that there was a willingness to pay for the type of enhanced services which the new service could tailor to applicants' requirements speeding up the delivery of development and ultimately delivering greater cost/time reductions to applicants. To ensure a quality service to all, a level of pre application advice would remain free of charge including an appointment booking service provided from Wellington Business & Planning First Point. The enhanced package of services were discretionary but offered new avenues of revenue to support the costs of the regulatory authority (which would remain separate and wholly responsible for the determination of planning applications), and provide income that covered the costs of the non-chargeable services.

The proposed changes offered new opportunities to connect developers from first contact directly into other investor services including biT (the Council's building, design and building management service) and the wider Enterprise Telford land, finance and skills investor offer. This would support growth and maximise income opportunities with residential and commercial developers able to benefit from tailored support from pre application stage, through planning, building design and project management through to ongoing building maintenance/management.

RESOLVED that –

- (a) the Assistant Director: Business, Development & Employment, and such other officer(s) authorised in writing by the Assistant Director: Business, Development & Employment, in consultation with the Cabinet Member for Housing, Leisure and Health be authorised:**
 - (i) to make and implement whatever arrangements are considered by the Assistant Director: Business, Development & Employment to be necessary to undertake and charge for undertaking those functions listed in paragraph 4.5 & 6 of the report and such other planning, highways and building control functions the Assistant Director: Business, Development & Employment considers it would be lawful and appropriate to provide at a charge**

- (ii) to set the charges on a full cost recovery basis for undertaking those functions listed at paragraph 4.5 & 6 of the report and such other planning, highways and building control functions the Assistant Director: Business, Development & Employment considers it would be lawful and appropriate to provide under such a charging regime and to amend those charges as required.**
- (iii) to enter into any formal agreement, contract or other documentation necessary to implement whatever arrangements are considered by the Assistant Director: Business, Development & Employment to be necessary to provide services in respect of those functions listed at paragraph 4.5 & 6 of the report and in respect of such other planning, highways and building control functions the Assistant Director: Business, Development & Employment considers it would be lawful and appropriate to provide on a full cost recovery basis.**
- (iv) to produce, approve and secure the implementation of a business plan setting out how the functions referred to in the above recommendations will be undertaken and charged for on a full cost recovery basis**
- (b) the Assistant Director: Business, Development & Employment, and such officer(s) authorised in writing by the Assistant Director: Business, Development & Employment, in consultation with the Assistant Director: Finance & Human Resources and the Cabinet Member for Council Finance & Service Delivery be authorised to make changes to nationally set planning fees in line with National Government policy as set out in paragraph 4.12 of the Report**

CB-085 Ironbridge Gorge World Heritage Site Management Plan

Non-Key Decision

Councillor R A Overton, Cabinet Member: Housing, Leisure & Health, presented the report of the Assistant Director: Business, Development & Employment which sought endorsement of the draft plan to manage the Ironbridge Gorge World Heritage Site and approval for the plan to be submitted to Central Government and UNESCO.

It was a requirement of the international body that oversees World Heritage Sites (United Nations Educational, Scientific and Cultural Organisation – UNESCO) that an up to date Management Plan was in place. The Council produced its first Ironbridge Gorge World Heritage Site Management Plan in 2001 which was updated in 2010. Since then an Agreement had been established with the Ironbridge Gorge Museum Trust to lead on the preparation of the Plan. In accordance with UNESCO best practice this process had been overseen by the multi-agency Ironbridge Gorge World Heritage Site Steering Group. The responsibility for submission remained with the Council which was the managing authority for the Ironbridge Gorge World Heritage Site (WHS).

A draft document was produced in 2016 and was subject to public consultation. The plan had since been amended and progressed to a point that it was considered ready to submit to Central Government for submission to UNESCO.

The purpose of the Management Plan, which must meet UNESCO requirements, was to ensure the effective protection of the site for future generations, preserving and protecting the Outstanding Universal Value of the Ironbridge World Heritage Site; ensuring appropriate interpretation and understanding of the culturally unique and outstanding built and natural environment of the Ironbridge World Heritage Site. The plan also aimed to improve the interpretation and understanding of the cultural landscape to its visitors and inhabitants and enhance the living community within the WHS through social and economic regeneration.

The management plan set out to balance the internationally important heritage of the area with the ambitions of residents, business and visitors for both the present and the future. It identified the qualities of valued environments and proposed how the Gorge could be nurtured and protected but also flourish as a community. To these ends, partners in the Ironbridge Gorge had committed to working together to:

- Safeguard the unique industrial heritage and character of the Ironbridge Gorge World Heritage Site for present and future generations.
- Strengthen the World Heritage Site as a vibrant living and working community and strong economy.
- Interpret the World Heritage Site in ways that ensure its accessibility to all.
- Incorporate holistic planning and strategic decision-making which would conserve the historic environment, essential ecological processes and biodiversity found in the Ironbridge Gorge World Heritage Site.

RESOLVED that –

- (a) **the draft replacement Ironbridge Gorge World Heritage Site Management Plan be endorsed and the document be approved for submission to UNESCO;**
- (b) **authority be delegated to the Assistant Director: Business Development & Employment and any other officer authorised by that Assistant Director in writing, in consultation with the lead Cabinet Member to review, amend, and consult on any further WHS management plans.**

CB-086 Severn Gorge Conservation Area Appraisal and Management Proposals

Non-Key Decision

Councillor R A Overton, Cabinet Member: Housing, Leisure & Health, presented the report of the Assistant Director: Business, Development & Employment which sought the approval and adoption of the Appraisal and Management Plan which had been drawn up for the Severn Gorge Conservation Area in accordance with National Planning Policy Framework requirements.

The Severn Gorge Conservation Area was adopted in 1971 (with the area covered extended on Oct 1980) as an area of special architectural and historic interest. The site was also designated, by UNESCO, as one of the UK's first World Heritage Sites in 1986. The documents attached to the report sought to provide a clear and concise appraisal and management Conservation Area Management Plan which would provide a sound basis for its future management. The Conservation Area Appraisal (CAA) and Management Plan (CAMP) together formed the foundations of managing development pressures on the historic built environment and would be used as the basis for formulating any local planning policies.

The CAA and CAMP identified and justified the designation of the Conservation Area, and created a framework for the control of development, in addition to considering and strengthening design controls. Specifically they also recognised the need to protect the areas of open views surrounding the conservation area. In preparing the management proposals the boundary of the conservation areas had been reviewed and remained as adopted.

RESOLVED that –

- (a) the adoption of the Severn Gorge Conservation Area Appraisal and Management Plan documents to provide a sound basis for considering planning applications and for developing initiatives to enhance the area be approved;**

- (b) authority be delegated to the Assistant Director: Business Development & Employment and any other officer authorised by the Assistant Director in writing, in consultation with the lead Cabinet Member to draft and consult on any further Conservation Area Management Plans within the Borough, as per the statutory regulations.**

- (c) following any consultation period, Cabinet delegate authority to the Assistant Director: Business Development & Employment and any other officer authorised by the Assistant Director in writing, in consultation with the Lead Cabinet Member, to amend and adopt any further Conservation Area Management Plans within the Borough.**

The meeting ended at. 5.05pm

Signed for the purposes of the Decision Notices

Jonathan Eatough
Assistant Director: Governance, Procurement & Commissioning
Date: 26 April 2017

Signed:

Date: