



Notes of meeting of Derby HMA Joint Advisory Board

10 November 2020

Via Microsoft Teams

1.30 pm – 3.30 pm

Chair – Councillor Andrew MacPherson, South Derbyshire District Council

Item 1 Welcome and introductions

Amber Valley Borough Council

Councillor Ben Bellamy (Cllr BB)
Derek Stafford, Assistant Director (Planning) (DS)

Derby City Council

Councillor Matthew Holmes (Cllr MH)
Paul Clarke, Chief Planning Officer (PC)
Andrew Waterhouse, Spatial Planning Group Manager (AW)

Derbyshire County Council

Councillor Tony King (Cllr TK)
Steve Buffery, Team Leader – Policy & Monitoring (SB)

South Derbyshire District Council

Councillor Andrew MacPherson (Cllr AM)
Steffan Saunders, Head of Planning & Strategic Housing (SS)
Karen Beavin, Planning Policy Team Leader (KB)

Item 2 Apologies for absence

None

Item 3 Appointment of Chair

Cllr AM agreed to chair the meeting.

Item 4 Notes from JAB meeting on 30 January 2020 and matters arising

It was agreed that the notes were an accurate record of the meeting and that all matters arising related to one or more items on the 10 November 2020 meeting agenda.

Item 5 Derby HMA Growth Opportunities Study – update on progress

AW advised that a draft final report had been prepared by the consultants (AECOM) but that officers had not yet had the opportunity to read through the draft. The preferred approach was to await the final report and to then discuss its implications for the Derby HMA, including for plan-making, at the next JAB meeting in January 2021.

AW emphasised that the Study did not cover land within Derby City and that the City Council would be undertaking an urban capacity study, within the next 12 months, to establish the scope for further growth within the city.

Cllr AM stated that South Derbyshire were committed to bringing forward a new Local Plan and noted Amber Valley's agreed programme and timetable for their new Local Plan.

PC referred to the preparation of a new city centre masterplan for Derby, which would take into account the City Council's tall buildings policy, as well as considering the potential implications for the city centre economy arising from COVID-19.

Item 6 Local Plan timescales and potential implications arising from the Planning For The Future White Paper

Cllr BB considered that the White Paper was premature and that whilst it contained some good points, many of the proposals were lacking in detail, notably the very limited references to World Heritage Sites. Amber Valley remained committed to its agreed programme and timetable for a new Local Plan, on the basis of hopefully then being able to transition into any new plan-making system as smoothly as possible.

Cllr MH considered that across Derby and Derbyshire, there appeared to be a reasonable consensus amongst the local planning authorities as to what was good and not so good about the White Paper proposals. He also agreed that work needs to continue based on the current arrangements, but with one eye to the future as to any new approach that may be introduced.

SS suggested that it ought to be possible for some tightening of the current rules to be introduced, without going so far as to put off developers from bringing land forward for development.

SB referred to a recent report to the D2 Joint Committee For Economic Prosperity, which recommended a joint response to the White Paper consultation, on behalf of the Derby and Derbyshire authorities and which was agreed by the Joint Committee.

Item 7 Derby & Derbyshire Strategic Planning Framework – update on progress and relationship with HMA joint working

SB provided an update on the SPF, highlighting a recent report to the Derbyshire Chief Executives Group, which noted the progress made so far in preparing the SPF as a non-statutory document and which agreed a) draft Terms of Reference setting the key roles and responsibilities for the D2 Joint Committee to oversee and for governance of delivery of the SPF and b) a proposed branding for the Framework and the development of a bespoke website for hosting the Framework.

SB emphasised the importance of the joint working within HMAs across Derby & Derbyshire as the building blocks for the SPF, which was strongly endorsed by all the Derby HMA authority representatives.

AW noted the need to consider how any strategic planning issues at the Derby HMA level might best be addressed e.g. as part of a Derby-HMA wide (non-statutory) strategy, or as a key component of the SPF.

In terms of potential issues for the SPF (and plan-making), Cllr AM referred to the potential impact of COVID-19 on working and shopping patterns across Derby & Derbyshire and whether evidence needs to be commissioned into this.

SS emphasised the principle for local planning authorities off focusing on what evidence is necessary and proportional to the preparation of robust strategies and plans, given limited resources.

Cllr BB highlighted particular concerns about the decline in retail provision in city and town centres and the need to develop policies and proposals to enable centres to become more resilient.

Cllr TK also expressed concern over the decline in public transport provision in rural areas, where provision has relied on local authority support but which is unlikely to be sustained in future years due to limited resources and competing priorities for financial support.

Cllr AM emphasised the greater importance of cooperation between authorities at the HMA and/or Derby & Derbyshire scale, in order to address these and other key issues effectively.

Item 8 AOB

Cllr AM highlighted his concerns about developers 'land banking' and the need to consider a collective response to the Government on this matter.

Cllr BB echoed these concerns and would like to see local authorities building more houses themselves, as well as enabling them to have greater control of housing mix.

SB highlighted the reference to this concern in the report to the D2 Joint Committee For Economic Prosperity and that this could be the starting point to develop any response in more detail.

PC suggested that any joint response on this matter could potentially be extended to include authorities in Nottinghamshire, to effectively provide a D2N2 wide response.

Agreed Action

Officers to consider further the preparation of a joint submission to Government on behalf of the authorities within the D2N2 area, in relation to concerns about the scale of unimplemented planning permissions and the need for stronger powers to tackle this problem.

Item 9 Date of next JAB meeting – Thursday 21 January 2021, 9.30 am (via MS Teams)

Meeting date & time noted.

The meeting ended at 2.45 pm.