

East Yorkshire Planners User Group

Minutes of Meeting held at County Hall, Beverley on 31st January 2020 at 3pm.

Present: Stephen Hunt, Chris Hodgson, Owen Robinson (ERYC) Killian Gallagher, Gemma Owston and Nik Wilson (Agents)

1 Apologies: Jo Wright

2 Matters arising from previous minutes: No matters arose from previous minutes

3 Policy Update: A 5 year housing land supply position statement will be published by the end of February. The Local Plan Review will be published for consultation in September. The Allerthorpe Neighbourhood Plan has been adopted. The Council's Strategic Flood Risk Assessment's (SFRA) online mapping is now live on the Council's website. Agents should refer to this map as it includes climate change mapping. The SFRA is a snapshot in time so the EA's Flood Map also needs to be consulted. The Council's online map also pulls in data from the EA so you can see all flood risk information in one place (<https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/strategic-flood-risk-assessment/> click on 'East Riding Flood Data Map'). ERYC may be getting in touch with agents to ascertain the level of self-build provision in the East Riding.

4. Validations Update: Validations are now taking c. 6 – 10 working days from submission of the application. Several agents have expressed a view that the validations team are being rather pedantic. The Council is trying to get the balance right between pragmatism and adherence to the validations checklist. Any concern regarding individual issues should be addressed to the Validation Team Leader in the first instance, Sarah Darley, sarah.darley@eastriding.gov.uk

5. Planning Balance and Planning Consideration: An agent expressed some concerns that officers are not reading supporting documents accompanying applications, that potential mitigations measures were being ignored, that there are other material considerations other than the local plan and that team leaders need to ensure officers fully consider each case. The Council's position is that officers should review all documentation and are aware that there are other material considerations. The Council use case conferencing and every application is reviewed by a team leader or manager. Training of officers is ongoing and takes place monthly. If an agent feels that there are issues in this regard, please contact management (team leaders, area managers or the Head of Planning) at ERYC. The Conservation Team are preparing new guidance material for the website and a draft heritage statement template. The team will also organise a training session for the agents shortly.

Repeated concerns have been raised by several agents that disproportionate weight is being attached to conservation officer comments in the consideration of planning applications/the planning balance. ERYC will take the comments on board.

6. Staff Update: New officer (Helen Manning) has started in February (Western Team). Two others are returning to work from maternity leave shortly. A revised telephone list is attached to these minutes.

7. AOB: An agent asked that the Council's approach to para 79 houses be queried given the differences in approach across neighbouring authorities. There has only been one application approved under para 79 (and its various predecessors) in the history of the authority. The Council

remains of the view that the bar is set very high. The Council's position has been backed by several Inspectors at appeal. The most recent appeal decision is provided to accompany these minutes.

Date of Next Meeting: The next Agent's meeting will be held on Friday 1 May 2020 at 3pm in County Hall, Beverley. The annual agents meeting will take place on Wednesday 13 May. Details will follow shortly.

Agents wishing to place agenda items please contact Killian Gallagher on killian@gallagherplanning.co.uk or call Killian on 07392415369.