

REPORT FROM THE EXECUTIVE MEMBER FOR PLANNING AND HOUSING TO THE MEETING OF FULL COUNCIL ON WEDNESDAY, 19 OCTOBER 2016

Building control trading company

Various options are currently being investigated for the formation of a building control trading company. Building control functions are carried out within a competitive market and as such the council needs to adapt to function within the wider market. This has now been placed on the forward plan for consideration in January.

Area action plans (AAPs)

Planning Policy is currently expanding the evidence base to include traffic modelling for Ryde, Newport and the Bay with a view to improving the network to boost economic regeneration in those key areas. This will also help to inform background work towards the combined authority requirements. The fast moving developments at a national and regional level require us to have both flexibility and patience in the development of the AAPs as it is crucial that the policy base is up to date and responsive to a rapidly shifting picture.

Planning and housing enforcement

I am pleased to report that in line with the new portfolio the planning and housing enforcement teams are working closely together to move forward a joined up and strengthened approach to enforcement. Work continues in this regard with the resurrection of the former “eye sore” group now working on a number of key properties and sites across the Island to strengthen our enforcement approach.

Affordable Housing Supplementary Planning Document (SPD)

Government recently introduced new thresholds for contributions which we will now feed into the review of our SPD. We are now exploring the possibility of a change in our rural status with government in order to be able to build upon the positive joint work of the developer forum and housing partnership previously undertaken.

Parking Supplementary Planning Document (SPD)

An SPD for parking standards will be consulted upon shortly.

Waste supplementary planning document (SPD)

Officers are currently compiling a waste SPD to address the concerns of residents regarding adequate waste storage on new developments. I hope to bring this to the Executive early in the new year.

Local list requirements consultation

The local list requirements consultation is currently underway and can be accessed at Midday on Monday, 7 November. This has been placed on the forward plan for January's Executive and is available online at <https://www.iwight.com/consultations/>

The proposed revised local list requirements have been identified to enable the local planning authority to continue to improve the service it offers to applicants, to contribute to streamlining internal validation processes and to ensure officers have the information they need to determine applications correctly and as quickly as possible.

Enablement of future housing delivery

I would like to thank the Scrutiny Committee for endorsing my suggestion as per paragraph 18 of Paper E of last week's executive report that the uplift in value of the site at Taylor Road of circa £800,000 could be used to fund provision of additional new affordable housing. However, it could not be done under the provision of that report as the distribution of capital is decided under the capital programme and the prioritisation of that capital is done in line with the key corporate priorities. I had anticipated this need, which would ensure the delivery of more affordable housing than could have been provided on site at Taylor Road AND gives us the best of both worlds in terms of a mix of tenure types. I am therefore proposing a motion to Full Council in anticipation of this need which would set housing as a key corporate priority and thus enable the uplift to be used in the future delivery of affordable rented housing. The remainder of my motion identifies mechanisms by which we can do so and indeed, takes a strategic approach to land release and capital investment in future to enable delivery.

Councillor Julia Baker-Smith
Executive Member for Planning and Housing