

MINUTES

COVENTRY, WARWICKSHIRE AND HINCKLEY & BOSWORTH JOINT COMMITTEE FOR ECONOMIC GROWTH AND PROSPERITY

Wednesday 8 March 2017

Hosted by: Coventry City Council

Present:

Cllr George Duggins, Chair Coventry City Council	Martin Yardley Coventry City Council
Cllr Peter Butlin, Chair Warwickshire County Council	Monica Fogarty Warwickshire County Council
Cllr Mike Hall Hinckley and Bosworth Borough Council	Bill Cullen Hinckley and Bosworth Borough Council
Cllr David Humphreys North Warwickshire Borough Council	Steve Maxey North Warwickshire Borough Council
Cllr Julie Jackson Nuneaton and Bedworth Borough Council	Ian Powell Nuneaton and Bedworth Borough Council
Cllr Heather Timms Rugby Borough Council	Adam Norburn Rugby Borough Council
Cllr Chris Saint Stratford-on-Avon District Council	Dave Webb Stratford-on-Avon District Council
Cllr Andrew Mobbs Warwick District Council	Chris Elliott Warwick District Council
Dave Barber Warwick District Council	Paula Deas CWLEP
Celestine Banks, Minute taker Rugby Borough Council	

29. WELCOME & APOLOGIES

Cllr Duggins welcomed everyone to the meeting.

Apologies had been received from Alan Franks and Cllr Dennis Harvey (Nuneaton and Bedworth Borough Council), Cllr Mike Stokes (Rugby Borough Council), David Buckland (Stratford-on-Avon District Council) and Jonathan Browning (CWLEP).

30. MINUTES OF THE PREVIOUS MEETING ON 27 JANUARY 2017

The minutes were agreed as a true and accurate record of the meeting and were signed by the Chair.

31. MATTERS ARISING

There were no matters arising.

32. HOUSING AND EMPLOYMENT LAND

– *Dave Barber*

A report had been circulated with the agenda which had been prepared by the Coventry, Solihull and Warwickshire Planning Group in full consultation with Joint Committee members.

Table 1 of the report provides an update on progress since the Joint Committee meeting on 27 January 2017.

It is important to highlight that the Nuneaton and Bedworth Borough Council (NBBC) emerging Borough Plan does provide for 13,374 dwellings however, this leaves a shortfall of 1,902. NBBC have shared information and given written responses but at this time see no need to amend their draft plan. The purpose of this report is to consider how authorities should respond to the NBBC plan as their consultation period ends on Monday 13 March 2017.

Discussion followed where members expressed their disappointment at the progress made to achieve what is laid out in the Housing Memorandum of Understanding (MOU) and the lack of co-operation from NBBC. The MOU was flexible in that it did not tie them to numbers but NBBC chose not to engage. Members also expressed their intention to object to the NBBC emerging Borough Plan.

Cllr Jackson said that they had determined not to sign the MOU as they were not assured that the Coventry overspill could be fully accommodated, on the advice of their planners. Their SHLAA has been updated in accordance with the agreed methodology providing an evidence base.

Ian Powell felt NBBC had adopted the principles of the MOU and believes they have fully complied with the duty to co-operate. The differences of opinion between planners need to be raised as matters of soundness not failing to co-operate. He said that NBBC are actively engaged and committed to dialogue.

Cllr Duggins asked if NBBC would be prepared to put back the consultation date and Cllr Jackson said that NBBC is happy to continue dialogue until the plan goes to the inspectorate but could not move the consultation date.

Officers please note that recommendations d. and e. contained within the report were amended and the Joint Committee resolved:

- a. That progress on Local Plans across Coventry and Warwickshire, as set out in Appendix 1, be noted.
- b. That the concerns set out in this report be noted.
- c. That in the light of those concerns that NBBC be asked to delay the submission of its Borough Plan if necessary to allow for the outstanding issues raised on its SHLAA and Duty to Co-operate to be resolved and that a further report is then brought back to the Joint Committee on the outcome of those further discussions.

- d. That the Councils, on the Joint Committee (other than NBBC), confirm the submission of a joint objection to NBBC's Borough Plan (in addition to any that individual Councils may wish to make) before the consultation deadline on 13 March and that subject to the outcomes of the dialogue proposed in c) above, that objection may be withdrawn if issues are resolved. Conversely, in the event that the issues are not resolved, then objections may be carried forward in to the Examination in Public.
- e. That the Joint Committee decide if the basis of the joint objection should cover Duty to Co-operate and Soundness issues.
- f. That officers continue regular and systematic monitoring of housing delivery and potential housing supply across the HMA. This monitoring should
 - i. manage progress towards housing delivery to 2031 (in support of the MOU); and
 - ii. provide data regarding 5 year land supply in the HMA on an annual basis.

Cllr Mobbs had proposed the amendments to the recommendations, seconded by Cllr Timms.

Cllr Jackson had voted against the motion.

Officers please note as stated above that it was agreed to submit objections by the end of the consultation period of Monday 13 March 2017.

Dave Barber left the meeting.

33. HOUSING WHITE PAPER

- *Steve Maxey*

A summary of the main points of the Housing White Paper had been issued with the agenda. The Housing White Paper was published in February 2017 and sets out the government's plans to reform the housing market and boost the supply of new homes in England.

Steve Maxey highlighted the main points and discussion followed.

Members were concerned about the 1/3 of permissions granted 2010-16 but not built. It was agreed that authorities need more control over developers to 'build out' as there is no incentive for them to do so. Timescales need to be compressed.

Officers please note that it was suggested that authorities could introduce a charge by way of council tax. Concern was also raised regarding the 5 year housing supply loophole.

The issue of increasing land values adds to the price of a house. The figure of only 25% of 30 year olds owning their own home by 2020 is of concern. The White Paper doesn't allow local authorities to borrow for housing so they have been taken out of the supply chain and neither the private sector nor housing associations have taken up that mantle.

Officers please note that in addition to each authority's own individual submission in respect of the Housing White Paper, the Joint Committee agreed to a joint submission to be prepared by Coventry City Council.

34. ANY OTHER MATTERS OF PUBLIC BUSINESS WHICH THE CHAIR DECIDES TO TAKE AS A MATTER OF URGENCY

There were no further matters of public business.

35. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

Agreed that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involved the likely disclosure of information as defined in paragraphs 1 and 3 of Schedule 12a to the Act.

The two members of the public present left the meeting.

36. WEST MIDLANDS COMBINED AUTHORITY

There were no matters to discuss.

37. ANY OTHER MATTERS OF PRIVATE BUSINESS WHICH THE CHAIR DECIDES TO TAKE AS A MATTER OF URGENCY

There were no other matters.

DATE OF NEXT MEETING

The next meeting will be held in July 2017 at Warwick District Council's offices in Leamington Spa. Date to be advised.

CHAIR

Date