

Committee	Sustainable Development Select Committee	Item	1
Title	Minutes of the meeting held on 7 July 2010 7.00pm		
Contributors	Head of Overview & Scrutiny		
Class	Part 1	Date	14 September 2010

Attendance

Present: Councillors Curran (Chair), Adefiranye (Vice-Chair), Bowen, Clarke, Davis, Fletcher, Gibson, Hall

Apologies: Councillor Maines

Also present: Andrew Hagger, Scrutiny Manager
 Matt Jericho, Principal Planning Policy Officer
 Martin O'Brien, Sustainable Resources Group Manager
 Brian Regan, Planning Policy Manager
 Malcom Smith, Executive Director Regeneration
 Salena Whatford, Head of Overview and Scrutiny

1. Confirmation of Chair and Vice Chair

1.1. The Scrutiny Manager introduced the item, confirming that Councillors Curran and Adefiranye were appointed as Chair and Vice-Chair respectively and handed the meeting over to the Chair.

1.2. The Chair welcomed the Committee.

2. Minutes of the meeting held on 10 March 2010

2.1. **Resolved that:** the minutes of the meeting held on 10 March 2010 be approved

2.2. **Matters arising:** The Chair queried paragraph 3.5 asking whether there had been an update received on the street lighting PFI bid. The Executive Director for Regeneration stated that he would follow this up and the Committee would receive an update before it's next meeting.

3. Declaration of Interests

3.1. Councillor Fletcher declared she was a member of English Heritage and the National Trust

3.2. Councillor Bowen declared he was employed by Webber Shandwick consultants

3.3. Councillor Adefiranye declared he was a member of English Heritage

4. Local Development Framework Information Briefing

4.1. The Planning Policy Manager and the Principal Planning Policy Officer introduced a presentation giving background information about the Local Development Framework (LDF). The officers explained that:

- The LDF was introduced by the Government in 2004 and replaces the Unitary Development Plan (UDP).
- It is a 'folder' of planning documents for Lewisham which adopts a spatial planning approach. This shows what type of development is acceptable in different areas, where this will take place and how it will be delivered.
- The LDF is made up of a statement of community involvement, local development scheme and annual monitoring report.
- Within the local development scheme, there is a core strategy, site allocations, development management, Lewisham Town Centre AAP and Catford Town centre AAP. These will be supported by supplementary planning documents.
- There are many influences that have played a part in developing the LDF, including:
- For each policy document there is a process to follow in developing it that involves public consultation.

4.2. The Core Strategy will be submitted in October 2010, but there will be Site Allocations options consultation in October or November 2011 which the Committee could be involved with. Other options that will also be developed are:

- Lewisham Town Centre Area Action Plan in April / May 2011
- Development Management Policies in July 2011
- Catford Town Centre Area Action Plan in November 2011

The plan itself will be in operation until 2026

4.3. Members then asked a series of questions based on the issues raised in the presentation which officers addressed:

4.4. Officers indicated that the core strategy is a growth strategy that is hierarchical in nature. Major cores such as Catford Lewisham and Deptford will receive the most attention followed by smaller centres, called growth hubs, such as Blackheath and Sydenham, and then areas such as Brockley, Hither Green and Lee. The level of growth is based on development site availability, so development is an expression of opportunity, if there aren't opportunities then there will be less development. Largely settled residential sites such as Bellingham and Downham will not present as many opportunities for development as others that are more mixed use, though there will need to be flexibility to allow social programs to develop in these, relatively poorer, areas.

4.5. Site specific allocations, such as determining how many takeaways are allowed in an area, will not be contained in the LDF as it will not be as detailed as the UDP was. The LDF attempts to create a 'place' and only has a limited number of spatial policies to guide development. Site specific allocations and use class orders will be included in area action plans, development management or supplementary planning levels. Changes to individual premises would still go through the planning process and the use classes will be largely the same for the LDF as the UDP because use classes are

set by government policy. In the growth areas identified in the core strategy a 'mixed use' policy will be promoted which means that more than one use class is expected as part of any development.

- 4.6. The Council received 200 individual responses to the consultancy on the core strategy amounting to 1000 comments, coming from a wide range of respondees.
- 4.7. The Executive Director for Regeneration pointed out that the Council has a role as a planning authority to decide on planning issues which is quasi-judicial, as well as a discretionary responsibility for economic development. Both are part of the regeneration agenda, but the local authority is only one agency out of many that are working in economic development, with limited funds and powers.
- 4.8. General Council funding for projects and services will not be not exclusively linked to the LDF, money is spent around the borough on areas and services that aren't specifically addressed in the LDF. Therefore new general projects will not necessarily have to fit exactly within the LDF.
- 4.9. The Committee were also concerned that they, as new councillors, hadn't had a chance to input into the core strategy. Officers stated that the core strategy is a product of a lot of work and consultation over a large number of years, and that there will be opportunities for the Committee to be involved in the LDF in the future.
- 4.10. Members also queried the impact of the abolition of housing density requirements introduced by the new government. The Committee was informed that this will have little effect as Lewisham has a statutory obligation to conform to the regional London plan.
- 4.11. The Executive Director for Regeneration offered individual briefings for Members with his team if they had further questions on the LDF, and offered briefings for Members from the directorate if they wish. The Executive Director for Regeneration also offered a regular briefing on the development of the thinking with regards to Catford.
- 4.12. **The Committee resolved:** to note the presentation

5. Introduction to the Directorates

- 5.1. The Executive Director for Regeneration ran through his presentation which highlighted the vision that the Regeneration Directorate has of "A vibrant, dynamic Lewisham" with 5 key strategic aims supporting this vision.
- 5.2. The Executive Director for Regeneration then highlighted the different areas of the directorate and their roles:
 - Programme Management & Property which includes property services, asset strategy & development, programme & project management delivery and performance & programme management .
 - Planning which includes economic development, planning policy, urban design, conservation & heritage, development control and land charges
 - Transport which includes Transport Policy & Programmes, Travel Demand Management, Network Management and Door2Door

- Strategy & Performance which covers Projects & Casework, Regeneration Management Team Office, Communication, Consultation & Equalities, Performance & Quality and Information & research

- 5.3. The Executive Director for Regeneration then highlighted a number of recent achievements.
- 5.4. The Committee then asked a number of questions related to Section 106 development contributions. The Executive Director for Regeneration explained that Section 106 monies secured as a result of negotiations with applicants and all contributions have to be directly related to the impact of the proposed developments. He also agreed to notify the Committee of the Council's S106 officer who is responsible for monitoring contributions.
- 5.5. The Sustainable Resources Group Manager explained that the Sustainable Resources Group is responsible for developing and delivering corporate strategy for climate change, fuel poverty and sustainability. The Group also has responsibility for energy procurement and management across Council operations.
- 5.6. During 2010/11 the group's work will be split largely into 2 areas covering key corporate projects and projects involving citizens and partners.
- 5.7. Members noted that increased use of solar panels is a good idea and wondered if there was scope to expand it further to privately owned houses in Lewisham. The Sustainable Resources Group Manager explained that currently the best scope is for use with public sector buildings and that the team will be contacting schools to explore whether solar panels can be used at those facilities. The current issue in terms of private sector housing is that the owner of the property has to agree to allow the company to have the guaranteed income generation from the solar panels, so it works well for social housing.
- 5.8. **The Committee resolved to:** note the information given

6. Work Programme 2010/11

- 6.1. Members raised a number of issues that they felt could be included in the work programme for the 2010/11 year.
- 6.2. The Chair noted that the Committee should be mindful of the constraints that are being placed on the finances of the organisation and that this should influence the work that the Committee carries out. The Head of Overview and Scrutiny also stressed the need for flexibility in the work programme to accommodate timely scrutiny of financial and organisational changes.
- 6.3. The Committee discussed a number of issues to do with transport, including the emerging draft Local Implementation Plan and the potential for an extension to the Bakerloo line passing through Lewisham. The importance of being involved in the early stages of projects such as these was noted and the Committee decided to receive information on it at their next meeting.
- 6.4. Members also raised the issue of sustainability and felt that a major challenge is to make the public aware of the impact they can have collectively and as individuals and

attempt to shape public behaviour. The discussion included how to measure the carbon footprint for Lewisham as an entire borough, using whole street approaches to identifying environmental impact, reducing that impact and the dual monetary and environmental benefits of saving energy.

6.5. Four priorities for the Committee emerged which included:

- Cutting the carbon footprint
- Increasing recycling (including on-street recycling bins)
- Feeding back to Transport for London on the Local Implementation Plan
- Revitalising local shopping parades and the role that an improved streetscene could play in this.

6.6. In addition, the Committee agreed that there should two main overarching themes that should inform their scrutiny of all topics. These are:

- Integrated transport
- Community involvement in climate change, waste and carbon reduction

6.7. **The Committee resolved that:**

- Integrated Transport – Bakerloo Line Extension, and Local Shops and Streetscene items should be added to the work programme for 2010/11 and to bring forward the Street Trees Survey to the September meeting.
- Recommendations and referrals made to Mayor and Cabinet by Select Committees should be available and easily comparable to the decisions then taken by Mayor and Cabinet on those referrals, preferably on the Council website. This will allow Members to see the impact that scrutiny is having. It was agreed that this should be referred to Business Panel.

7. Matters referred to Mayor and Cabinet

7.1. There were none

Chair:

Date:

There being no further business, the meeting ended at 9.15pm