

**Decisions taken by the Sustainable Development Select Committee on Thursday, 4 March 2021**

Agenda Item No	Topic	Decision
<b>Part A – Items considered in public</b>		
<b>A1</b>	Minutes of the meeting held on 14 January 2021	Resolved: that the minutes of the meeting held on 14 January be agreed as an accurate record.
<b>A3</b>	Responses from Mayor and Cabinet	Resolved: that the response from Mayor and Cabinet be noted.
<b>A4</b>	Small sites supplementary planning document	<p>Resolved – that the Committee would refer its views to Mayor and Cabinet as follows:</p> <ul style="list-style-type: none"> <li>• The Committee welcomes the creation of the Small Sites Supplementary Planning Document and commends officers for the quality of the work they have delivered.</li> <li>• The Committee recommends that greater consideration should be given to the amount of community infrastructure levy funds that are paid by small builders - as excessive charges may deter them from considering building in the first place.</li> <li>• The need for contributions from developers/builders towards affordable housing should be balanced with the urgent need for the Council to develop infill sites. The Committee believes that this is key to ensuring the success of the SPD.</li> <li>• The Committee recommends that the officers should actively seek the views of local small builders’ on affordability and ease of applications in general.</li> <li>• The Committee recommends that planning committee Members should be thoroughly trained on the SPD before it becomes policy.</li> <li>• The Committee also recommends that the planning team should announce when the SPD carries planning weight so that planning committees are clear when they can quote from it.</li> <li>• The Committee also made a number of additional comments about specific details within the report:</li> </ul>

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		<ul style="list-style-type: none"> <li>• That all pictures in the document reflect should reflect policies outlined in the SPD. For example – amending pictures with sites featuring: lots of bins; non permeable surfaces or without trees, for example.</li> <li>• In Appendix 2 (at 14.3 and 14.6) a linkage between increased efficacy of photo voltaic solar panels and living roofs should be highlighted, given the frequent misunderstanding that you cannot have one with the other.</li> <li>• In Appendix 2 (at 6.4.2) – in relation to sites of importance for nature conservation - further consideration should be given to referencing the detrimental impacts on biodiversity and ecology.</li> <li>• In Appendix 2 (at 30.2) ‘Guidance for Vertical Development’, the Committee would welcome more guidance around subterranean/basement development.</li> <li>• That Appendix 3 should be updated to reflect the new agreed ward boundaries that will become active from 2022.</li> <li>• That detailed maps, particularly borough wide ones, should be repeated at full page size at the end of the document to increase clarity for readers.</li> <li>• That the Committee welcomes the statement in appendix 2 (point 16.9) which highlights a preference of on street parking for small site developments - rather than the loss of front gardens, particularly when there is no net gain in on street parking due to the cross over taking up street space to enable this.</li> <li>• That the preparation of sites by removing trees in advance for development should be discouraged; that necessary mitigation on site should account for the loss of trees as part of early site preparation in advance of a planning application – and that any replacements should provide a similar amenity as those</li> </ul>

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		<p>removed. The Committee believes that this SPD should also give consideration to the impact on trees on neighbouring development sites and sites of importance for nature conservation.</p> <ul style="list-style-type: none"> <li>• That any policy on rainwater collection must prioritise safety - as small children can drown in water collection points.</li> <li>• That consideration should be given to the impact of overshadowing of walls close to/opposite bedroom windows – in recognition that bedrooms are becoming equally important living spaces as living rooms.</li> </ul>