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22 November 2022

Dear Councillor,

Economic Prosperity Scrutiny Committee
6:00pm Wednesday 30 November 2022
Council Chamber, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda.

Yours sincerely,



T. Clegg
Chief Executive

To: Councillors:

Wilson, L.J. (Chair)
Pearson, A. (Vice-Chair)
Arduino, L. Kenny, B.
Cartwright, S.M. Kruskonjic. P.
Crabtree, S.K. Lyons, N.
Dunnett, M.J. Thompson, S.L.
Fisher, P. Thornley, S.J.
Haden, P.K.

Agenda

Part 1

1. Apologies

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

(i) To declare any personal, pecuniary, or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

(ii) To receive any Party Whip declarations.

3. Minutes

To approve the Minutes of the meeting held on 4 October 2022 (enclosed).

4. Economic Prosperity Priority Delivery Plan Q1 and Q2 2022/23 Performance Update

To receive the latest performance information for the Economic Prosperity PDP 2022/23 (Item 4.1 - 4.6)

5. Scrutiny Reviews - Update

To receive a verbal update from the Head of Economic Prosperity with regards to the Scrutiny reviews in respect of Markets and Planning Enforcement.

6. Exclusion of Public

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in paragraph 3 of the Local Government Act, 1972.

7. Levelling Up Fund Update

To receive a confidential verbal update from the Head of Economic Prosperity.

Cannock Chase Council
Minutes of the Meeting of the
Economic Prosperity Scrutiny Committee
Held on Tuesday 4 October 2022 at 6:05pm
in the Council Chamber, Civic Centre, Cannock

Part 1

Present: Councillors:

Wilson, L.J. (Chair)

Bancroft, J.T.	Kruskonjic, P.
Frew, C. (substitute)	Lyons, N.
Haden, P.K.	Thompson, S.L.

(The start of the meeting was slightly delayed).

7. Apologies

Apologies for absence were received from Councillors L. Arduino, S. Crabtree, and M.J. Dunnett. Notification had been received that Councillor C. Frew would be acting as substitute for Councillor L. Arduino.

The Strategic Housing Manager was in attendance in place of the Head of Housing and Partnerships.

8. Declarations of Interests of Members in Contracts and Other Matters and Restrictions on Voting by Members and Party Whip Declarations

No declarations of interests in addition to those already confirmed by Members in the Register of Members Interests were made.

9. Minutes

Resolved:

That the Minutes of the meeting held on 5 July 2022 be approved as a correct record.

10. Affordable Housing Delivery - Presentation

The Planning Services Manager provided a presentation on Affordable Housing Delivery. He advised that the National Planning Policy Framework 2012 defined affordable housing as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility was determined having regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

The Committee noted that plans should be deliverable, and the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. They should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects.

It was explained that Policy CP7 (Housing Choice) of the Cannock Chase Local Plan 2014 specified that 5,300 new homes were required between 2008-2028 = 241 per annum, with a net annual need for 197 affordable homes.

Based on 2013 viability evidence, a 20% Affordable Housing (AH) contribution was required on developments of 15 or more units – a single flat rate was applied across all sites in the district. The AH target would be reviewed when evidence of changes in market conditions indicated this was appropriate. Where the construction programme exceeds 2 years the planning obligation would be reviewed for later phases of AH component based on viability that may increase the AH requirement.

Members noted that the Developer Contributions Supplementary Planning Document, which was adopted July 2015, based on 2012 NPPF encompasses the Community Infrastructure Levy. It specifies 80% of 20% AH to be social rented, with the remaining 20% intermediate housing. A preferred housing mix of 10% 1-bed, 60% 2-bed, 25% 3-bed, 5 % 4-bed. The AH provision should be distributed throughout the development and should be indistinguishable from market housing.

The 2018 National Planning Policy Framework was updated with a new definition of Affordable Housing that included '*housing that provides a subsidised route to home ownership and/or is essential for local workers*'. AH contributions are now sought from sites with 10-14 units rather than the previous 11-15 units. No contributions are sought for sites with less than 10 units.

The Local Housing Needs Study 2019 specified a minimum Local Housing Need in 2018 of 284 dwellings per annum. Housing need for 1,984 dwellings with a net annual need of 110 dwellings per year (2018 to 2036).

In terms of the Local Plan Review, it was explained that:

- A minimum 5,430 dwellings would be delivered to meet the district's housing need between 2018 and 2039 at a rate of 258 dwellings per annum
- A further 500 dwellings would be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery of 5,930 dwellings at a rate of 283 dwellings per annum
- Net annual AH need
- calculated at 110 dwellings per year.
- Majority of need was for smaller dwellings suited to young people and small households.
- 25% First Homes, 60% rented and 15% Intermediate Housing.

The Committee noted that the 2022 Viability Study gave consideration of the cumulative impact of proposed policy requirements on the viability of development across a range of sites and typologies. This would ensure that the level of affordable housing and other

policy requirements are appropriate and that the contributions and policy requirements in the Plan do not render development as unviable. Assessment of development cost and headroom available to meet planning obligations.

The Affordable Housing Provision was outlined, as follows:

- *Cannock and Bridgtown* - All development - 20% AH requirement
- *Hednesford* - 10+ units (brownfield) - 20% AH requirement / All other development - 30% AH requirement
- *Rugeley* - 10+ units (brownfield) - 25% AH requirement / All other development - 35% AH requirement
- *Norton Canes and Heath Hayes* - All development - 35% AH requirement

Reference was made to the site-specific viability which stipulated that AH policy would be applied across all sites. Some sites may be unviable due to other planning requirements or obligations. Developers would need to provide evidence and justification and an independent assessment would be carried out at the developers' expense.

Following the presentation, Members were afforded the opportunity to ask any questions. A Member asked about developer contributions other than Affordable Housing. The Planning Services Manager advised that contributions towards such things as open spaces, play areas, sports facilities etc could be requested from developers. In terms of open spaces, the Member asked whether anti-social behaviour concerns would be considered when deciding on the location. The Officer confirmed that this would be considered as part of the consultation process on the planning application and the Police would be part of that consultation.

The Head of Economic Prosperity explained that at a previous Scrutiny Committee, Members had expressed a view to having a flexible policy regarding the Affordable Housing requirement. He explained that this would be the case, as different levels of AH would be applied dependent upon the area within the district, as outlined in the presentation. Members noted that the Local Plan would be adopted in early 2024, following the consultation process, when the new policies would come in to place and the developer contributions would be revised.

11. Update of Scrutiny Reviews

The Head of Economic Prosperity advised that two Scrutiny Reviews had been agreed by the Committee this year - Markets and Planning Enforcement. Members on the Markets Review had met on 22 September for their first meeting which had been chaired by Cllr Wilson. A presentation on the scope of market provision in the district had been provided and Members had been tasked with obtaining feedback from traders on their views of the markets currently operated.

This feedback would be reported to the next meeting which would be held on site at Rugeley Indoor market so that Members had the opportunity to meet the Markets Officer and visit the market hall. A further meeting would be held with the current Cannock Street Market operator to seek their view on the operation of the new contract.

He confirmed that the Planning Enforcement Review was due meet on 12 October when officers would provide a presentation and Members would agree the scope of the review.

12. Exclusion of Public

Resolved:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in paragraph 3 of the Local Government Act, 1972.

Cannock Chase Council
Minutes of the Meeting of the
Economic Prosperity Scrutiny Committee
Held on Tuesday 4 October 2022 at 6:05pm
in the Council Chamber, Civic Centre, Cannock
Part 2

13. Levelling Up Fund Update

The Chair and the Head of Economic Prosperity reminded Members that the information contained in the presentation was strictly confidential.

The Head of Economic Prosperity provided Members with a presentation on the Levelling up Fund (LUF), which gave a summary of the LUF project and outlined what had happened since the announcement and the next steps that were required.

Following the presentation, Members were offered the opportunity of asking questions and making comments.

The Head of Economic Prosperity advised that Members would receive further updates on the project at future meetings.





The meeting closed at 7:15pm.

Chair

Priority Delivery Plan for 2022-23 - Progress Update




PRIORITY 1 - ECONOMIC PROSPERITY “To reinvigorate the economy and create a District that thrives”




Summary of Progress



			
Action completed	Work on Target	Work < 3 months behind schedule	Work > 3 months behind schedule
1	8	0	0

Projects	Actions and Milestones	Qtr 1	Qtr 2	Qtr 3	Qtr4	Progress Update	Symbol
Attract investment to develop the District’s economy							
Deliver the Levelling Up Fund regeneration scheme for Cannock Town Centre, creating a new cultural hub and high-quality public realm.	• Sign off scheme design for main build i.e. leisure and culture hub			X			
	• Submit planning application			X			

Projects	Actions and Milestones	Qtr 1	Qtr 2	Qtr 3	Qtr4	Progress Update	Symbol
Work in partnership to secure investment in major projects to create confidence in our District.	<ul style="list-style-type: none"> McArthurGlen phase 2 - planning applications submitted 			X			
	<ul style="list-style-type: none"> Cannock Railway Station - transformational upgrade. Detailed business case and funding strategy 				X		
Identify a pipeline of future projects to support economic growth opportunities and the rejuvenation of our town centres across Rugeley, Hednesford, Cannock and the surrounding villages and maximise investment and funding into the District.	<ul style="list-style-type: none"> Establish strategic priorities for pipeline of projects 		X			As part of the work to develop the Council's UKSPF Investment Plan, a priority list of projects has been established and the Council's Economic Prosperity Strategy has been refreshed and was approved by Cabinet in August.	★
	<ul style="list-style-type: none"> Investment Plan approved for UK Shared Prosperity Fund and implementation of projects 			X			
Encourage entrepreneurship, promote apprenticeships, and support business							
Seek to identify and promote employment sites for new and growing businesses.	<ul style="list-style-type: none"> Develop proposal for business workspace in Levelling Up Fund project 				X		

Projects	Actions and Milestones	Qtr 1	Qtr 2	Qtr 3	Qtr4	Progress Update	Symbol
Work with established Growth and Skills Hubs to streamline and simplify access to business support services, access to training and apprenticeships.	<ul style="list-style-type: none"> Promote availability of support from existing Growth and Skills Hubs to increase business referrals. 	X	X	X	X	UKSPF will change District provision and support provider - where support is still available from LEPs we continue to promote via existing communication channels.	
Continue to work with partners to secure additional funding to be able to continue business growth and start-up schemes.	<ul style="list-style-type: none"> Identify schemes to be funded via UKSPF 		X	X	X	Significant amount of work has taken place with partners to identify business support projects that could be funded by UKSPF, subject to the Council's Investment Plan being approved by Government. It is expected that the Investment Plan will be signed off in Q3 and funding will be available to support priority schemes.	
Attract modern, green, and skilled industries and create jobs							
Work with our colleges and training providers to equip young people and all residents with skills they need to access employment opportunities.	<ul style="list-style-type: none"> Delivery of Apprenticeship and Training initiatives with local colleges; identifying opportunities to develop green skills and green jobs. 	X	X	X	X	Future provision is included within the UKSPF Investment plan and will establish new partnership arrangements with Staffordshire University, South Staffs College and local initiatives also planned to help raise aspirations of young people.	

Projects	Actions and Milestones	Qtr 1	Qtr 2	Qtr 3	Qtr4	Progress Update	Symbol
Work with partners to identify and support businesses to become more carbon efficient and identify opportunities to create green jobs in our District.	<ul style="list-style-type: none"> Identify appropriate net zero schemes to be funded via UKSPF 		X	X	X	Future provision within UKSPF plan and will establish new partnership arrangements with Staffordshire University, South Staffs College and local initiatives also planned to help raise aspirations of young people.	
Rejuvenate our town centres							
Identify opportunities to improve public realm in our town centres.	<ul style="list-style-type: none"> Rugeley Boardwalk - replacement scheme 		X	X	X	Specialist consultants have been appointed to undertake a technical assessment of the Boardwalk and to identify a suitable replacement scheme with cost plan. It is likely that the cost of the scheme will exceed the estimate previously reported to Cabinet in August 2021. A further report on boardwalks and bridges will be presented to Cabinet in November.	
Work with town/parish councils, local businesses, and traders to support the development of initiatives to increase vibrancy of our town centres and increase footfall.	<ul style="list-style-type: none"> Regular liaison meetings with town and parish councils to identify opportunities for joint working 		X	X	X	Informal meetings held as part of UKSPF plans - informal at present - post receipt of funding they will be formalised.	
	<ul style="list-style-type: none"> Implement local initiatives using UKSPF funding 			X	X		

Projects	Actions and Milestones	Qtr 1	Qtr 2	Qtr 3	Qtr4	Progress Update	Symbol
Support the development of our visitor economy							
Work with Destination Staffordshire to promote our key attractions, accommodation providers and events.	<ul style="list-style-type: none"> Work with DMP to develop a county-wide visitor economy strategy 	X	X			County-wide visitor economy strategy has been developed and was subject to consultation process during July to September.	
	<ul style="list-style-type: none"> Participate in joint marketing initiatives and development of themed campaigns 	X	X	X	X	Council participates in marketing initiatives as part of its Destination Staffordshire membership and key attractions are featured on the Enjoy Staffordshire website. Current campaign is focused on '30 Family days out for less than £30'	

Key Performance Indicators (KPIs) for 2022/23 - as at end of Quarter 2

KPIs for Priority 1 - Economic Prosperity “To reinvigorate the economy and create a District that thrives”

Indicator	Target	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Symbol	Comments
Planning							
Major Planning Applications determined within time	60%	50%	100%			★	Q1 - 2 applications processed - 1 out of time. Performance reflects small number of majors received and consequent significant impact on performance. Q2 performance seen significant improvement
Non-major Planning Applications determined within time	70%	87.4%	90.5%			★	April and early May performance was below target but significantly improved to end Q1 and continued into Q2.
Building Control							
Applications registered and acknowledged within 3 days of valid receipt	90%	63%				✘	65% increase in applications in Q1 compared to previous 4 year average due to major change in regulations on 15 June. Q2 not available due to reports not being produced.
Full plans applications with initial full assessment within 15 days of valid receipt	70%	87%				★	Q2 not available due to reports not being produced.