



## **HOUSING & REGENERATION SCRUTINY SUB-COMMITTEE**

DRAFT MINUTES of the OPEN section of the meeting of the HOUSING & REGENERATION SCRUTINY SUB-COMMITTEE held on 7<sup>th</sup> APRIL 2003 at 7.00 p.m. at the Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor Mark PURSEY (Chair)  
Councillor Michelle PEARCE (Vice-Chair)  
Councillors Billy KAYADA & Anne YATES

**SUPPORT OFFICERS:** Robert Bollen – Corporate Strategy Officer  
Lucas Lundgren – Constitutional Support Officer

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Councillors Jonathan Hunt, Jelil Ladipo, Abdul Mohamed and William Rowe.

### **CONFIRMATION OF VOTING MEMBERS**

The Members listed as being present were confirmed as the Voting Members of the Sub-Committee.

### **NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT**

The Chair agreed to accept the following items as late and urgent, i.e.

- Item 18: Scrutiny of the Council's Draft Unitary Development Plan (UDP) – Session Five
- Key Issues presentation
  - Draft Final Scrutiny Report
  - Comments from Community Support & Safety Scrutiny Sub-Committee on UDP review and "Green & Clean" Special Planning Guidance
  - Information from Overview & Scrutiny Committee in respect of UDP scrutiny

### **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none made.

## **RECORDING OF MEMBERS' VOTES**

Council Procedure Rule 1.17(5) allows a Member to record her/his vote in respect of any motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Sub-Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

### **MINUTES:**

**RESOLVED:** That the Minutes of the Open section of the meetings held on 18<sup>th</sup> February, 11<sup>th</sup> March and 2<sup>nd</sup> April 2003 be agreed as a correct record of the proceedings and signed by the Chair.

## **18. SCRUTINY OF THE COUNCIL'S DRAFT UNITARY DEVELOPMENT PLAN – SESSION FIVE (see pages 626-665)**

The Corporate Strategy Officer outlined key issues that had arisen from the Sub-Committee's scrutiny of the draft Unitary Development Plan.

Members considered the key issues arising from the inquiry, the draft scrutiny report as circulated, and made the following comments, i.e.

- Members acknowledged the need for sufficient consideration and capacity of community facilities where high density social housing was proposed;
- Members discussed whether the Council might seek to maximise capital from prime development sites and channel income from this to create offsite social housing, as an alternative mechanism to the use of planning gain for onsite social housing, which it was believed might ultimately become unaffordable to low income families;
- Members were concerned that there might be an agenda for certain areas to be kept free of social housing;
- Members recognised that targets of 25% affordable housing were not achievable in certain areas of the borough;
- Members recognised that high density development precluded neither generous floorspaces, nor good design, but that the former would have cost implications;
- Members discussed the benefits and disbenefits of either building temporary accommodation very cheaply, and of building longer lasting and very flexible accommodation. Members acknowledged lifetime homes standards allowed multipurpose and flexible housing use throughout the life of the property;
- Members suggested that further investigation might be carried out into the impact of living in high density accommodation on low income families, including using case studies;
- Members noted that the Office of the Deputy Prime Minister's "Communities Plan" document involved a leakage of funding towards areas of low market demand.

**RESOLVED:** 1. That the following recommendations be incorporated in the final report on scrutiny of the new draft Unitary Development Plan, i.e.

- a) Members acknowledged that the inquiry had not fully addressed the issues relating to Opportunity Areas and Action Areas identified in the UDP document. Members recommended that further future consideration be given to the benefits and effects of both Opportunity Areas and Action Areas.
- b) Members raised concerns about the focus on East London in terms of the geographic spread of Opportunity Areas.
- c) Members considered whether the borough as a whole and in particular Opportunity and Action Areas had the capacity to bear higher density housing. In particular Members were concerned about the capacity for the employment, business and other development necessary for expansion of these areas.
- d) Members acknowledge the importance of public consultation during the planning process and recommend that developers be required [or at least encouraged] in future to consult with both applicants and objectors in respect of proposed development applications.
- e) Members note the issues raised in the deputation made by Nunhead Action Group to Overview & Scrutiny Committee on 9<sup>th</sup> December 2002. Members acknowledge the need for quality and transparency in the delivery of planning, and ask Planning Committee to consider these issues as part of the end of year planning review.
- f) Members also recommend that a review of the delivery of planning and in particular quality control of and interaction with the public form the basis of a future scrutiny review.
- g) That in delivering high density housing, instances of best practice should be encouraged, taking into account the following factors:
  - Provision of reasonable and flexible space [lifetime homes standards, or a return to Parker Morris standards];
  - Consideration of communal facilities [in support of courtyards, slanted roofs and designed-in communal spaces];
  - Provision of private amenity space within dwellings;
  - Housing above commercial units;
  - Consideration of principles of good design to render dwellings more habitable, e.g. building around stairwells rather than long corridors, limiting the number of properties sharing the same walkway/access;
  - Stairwells being open to view from outside-in and from within-out.
- h) Members acknowledged the importance of effective management of affordable housing, and the delivery of effective and sustainable communities.
- i) Members recommended further investigation of those elements/factors likely to contribute to the success of high density social housing, and the use of case studies for this work. Particular attention should be paid to the impact on low income families.

- j) Members acknowledge the importance of flexibility in housing types and tenure to the achievement of sustainable communities and acknowledged the role of partnership in achieving this.
  - k) Members recommend that greater emphasis be placed on sustainability issues, in particular the facilitation of mixed and economically viable communities. Developers should be encouraged to make an honest assessment of existing community facilities in those areas proposed for development.
2. That the final report be brought back to the next meeting of this Sub-Committee for agreement prior to its transmission to the Executive.

**19      EXECUTIVE MEMBER REVIEW – PLANNING OF SESSION**

The Executive Member for Regeneration & Economic Development had confirmed her availability for interview on 8<sup>th</sup> May 2003. Members were invited to submit questions for the Executive Member Review to Constitutional Support Unit by 24<sup>th</sup> April 2003, for compilation and circulation to Councillor Bowman one week prior to the meeting date.

The meeting ended at 8.50 p.m.

**CHAIR:**

**DATED:**