



<b>Subject:</b>	City Development Control Members' Forum
<b>Date:</b>	24 March 2017
<b>Reporting Officer:</b>	Nuala Gallagher, Director of City Centre Development
<b>Contact Officer:</b>	Christopher McCracken, Programme Manager

<b>Is this report restricted?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To propose the creation of a City Development Control Members' Forum to consider major developments or strategic schemes outside of Planning Committee and at the pre-application stage.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is asked to; <ul style="list-style-type: none"><li>• Agree the creation of a City Development Control Members' Forum, including the criteria identified at 3.6 below, the membership and frequency identified at 3.8 below; and the operating protocols at Appendix 1.</li></ul>
<b>3.0</b>	<b>Main Report</b>
3.1	The launch of the City Centre Investment Strategy in Sept 2015, combined with the recovering economy and a step change in our international marketing, has stimulated a significant upsurge in new development. This includes planning or construction for 14 purpose built student housing with over 5,000 bed spaces; 19 hotels (6 in construction, 13 with approved planning); and a growing number of Grade A Office schemes, including City Quays, All State, and Concentrix. A number of major development schemes, including North-East Quarter and Sirocco are also being brought forward by the private sector. Additionally council officers are progressing pieces of work, such as the East Bank Strategy,

<p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p>	<p>that combine a number of sites and give a strategic overview to potential development coming forward.</p> <p>Party Leaders and Members of City Growth &amp; Regeneration and the Planning Committee have a major role providing strategic oversight for developments across the city, and ensuring that those developments help support both business and community needs. In light of this important role, it would be beneficial if there was a stronger mechanism to involve elected members in discussions before key decisions are required.</p> <p>The benefits of this are to:</p> <ul style="list-style-type: none"> <li>• Generate greater certainty over developer intentions at an earlier point in the process;</li> <li>• Provide the opportunity to steer developments in a way that will integrate with wider regeneration; meet planning requirements; and will be acceptable to the community.</li> <li>• Consider the impact on transport, design, or environmental issues, and any action required;</li> <li>• Reduce the risk to developers of abortive work or refused consent;</li> <li>• Ensure the needs of the community are identified and supported.</li> </ul> <p>Planning Committee will remain the key body for approving applications, but an additional forum will help consider s developments at an early stage or that give a strategic overview. This will provide a mechanism to review conceptual ideas at an early stage and in a wider context, and will facilitate more detailed discussions within a dedicated forum.</p> <p>It is therefore proposed to create a new City Development Control Members' Forum. This is not a public meeting but where appropriate developers are invited to present their scheme at the pre-application stage. The Development Control Members' Forum receives reports on major and strategic developments within the city and provides a forum for Member questions. Officers will decide whether it is appropriate for a particular development to be presented to the Forum at pre-application stage.</p> <p>This is not a public body but rather an internal meeting where appropriate developers are invited to present their scheme at the pre-application stage. This provides an opportunity for Members to receive a presentation on major schemes; to ask questions from developers, including issues around the needs of the local community; and to have more detailed closed session discussions with senior officers.</p> <p><b>Criteria:</b> The Development Control Members' Forum should consider major or strategic level</p>
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<p>3.6</p> <p>3.7</p> <p>3.8</p> <p>3.9</p>	<p>development schemes, with invitations to developers issued by the Director or Planning or City Centre Development. The de-Minimis limits for schemes could include:</p> <ul style="list-style-type: none"> <li>• 50+ units of residential housing within the city centre, or 100+ in the wider city.</li> <li>• Non-residential development, or change of use, with floor plate of at least 1,000m2</li> <li>• Development (or masterplans) of a site area of at least 0.4 hectares (1 acre)</li> <li>• Amendments to schemes that have been previously considered by the Forum.</li> <li>• Strategically important developments, including those with high levels of community interest.</li> <li>• Overarching planning and development frameworks being developed by council or other public bodies.</li> </ul> <p><b>Community Interests &amp; Support:</b> It is recognised that in setting up this Forum, the Council also needs to provide a mechanism and support for an increased level of community engagement on development, planning and liveability. A further report will be brought back to committee highlighting options to ensure this is achieved.</p> <p><b>Membership &amp; Frequency:</b> It is proposed that the Forum should meeting monthly, or as required, with Membership drawn from Party Leaders and the Chairs and Deputy Chairs of City Growth &amp; Regeneration and Planning. The Directors of Planning and City Centre Development will also attend the meeting, along with any appropriate officers they wish to invite.</p> <p>NB: To avoid any perceived conflict of interest, it should be noted that although all Members can ask questions, Planning Committee Members should not comment on developments. However, they can discuss key issues with officers in the subsequent closed sessions. In addition a full protocol will be provided to members of the Forum to advise them on the areas where caution needs to be applied. Legal advice will also be available at all times.</p>
<p><b>4.0</b></p>	<p><b>Appendices - Documents Attached</b></p>
	<p>Appendix 1 - Draft Operating Protocol: City Development Forum – to be tabled.</p>