



## Council

You are requested to attend a meeting of the Council to be held in The John Meikle Room, The Deane House, Belvedere Road, Taunton on 15 June 2011 at 19:00.

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### **Agenda**

The meeting will be preceded by a Prayer to be offered by the Mayor's Chaplain.

- 1 To receive the Minutes of the Annual Council meeting held on 19 May 2011 (attached).
- 2 To receive any apologies for absence.
- 3 To receive any communications.
- 4 Declarations of Interests. To receive declarations of personal and prejudicial interests in accordance with the Code of Conduct. The usual declarations made at meetings of Full Council are set out in the attachment.
- 5 To receive questions from Taunton Deane Electors under Standing Order 15.
- 6 To receive any petitions or deputations from Taunton Deane Electors under Standing Orders 16 and 17.
- 7 Taunton Deane Core Strategy and Infrastructure Delivery Plan. To consider recommendations (attached) from the meeting of the Executive held immediately before the meeting of Full Council. A copy of the Executive's agenda and report has been circulated to all Members.

Tonya Meers  
Legal and Democratic Services Manager

18 August 2011

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under “Public Question Time” is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

If a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

This is more usual at meetings of the Council’s Planning Committee and details of the “rules” which apply at these meetings can be found in the leaflet “Having Your Say on Planning Applications”. A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

Full Council, Executive, Committees and Task and Finish Review agendas, reports and minutes are available on our website: [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please telephone us on 01823 356356 or e-mail us at: [enquiries@tauntondeane.gov.uk](mailto:enquiries@tauntondeane.gov.uk)



Lift access to the John Meikle Room and the other Committee Rooms on the first floor of The Deane House, is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available off the landing directly outside the Committee Rooms.



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter.

**For further information about the meeting, please contact Democratic Services on 01823 356382 or email [d.durham@tauntondeane.gov.uk](mailto:d.durham@tauntondeane.gov.uk)**

## **Council Members:-**

Councillor S Brooks (Chairman)  
Councillor J Adkins  
Councillor J Allgrove  
Councillor J Baker  
Councillor A Beaven  
Councillor C Bishop  
Councillor R Bowrah, BEM  
Councillor N Cavill  
Councillor S Coles  
Councillor B Denington  
Councillor D Durdan  
Councillor K Durdan  
Councillor M Edwards  
Councillor H Farbahi  
Councillor M Floyd  
Councillor E Gaines  
Councillor A Govier  
Councillor J Govier  
Councillor T Hall  
Councillor K Hayward  
Councillor R Henley  
Councillor C Herbert  
Councillor C Hill  
Councillor M Hill  
Councillor J Horsley  
Councillor J Hunt  
Councillor L James  
Councillor R Lees  
Councillor S Lees  
Councillor L Lisgo, MBE  
Councillor J Meikle MBE  
Councillor N Messenger  
Councillor I Morrell  
Councillor M Mullins  
Councillor B Nottrodt  
Councillor U Palmer  
Councillor H Prior-Sankey  
Councillor D Reed  
Councillor J Reed  
Councillor S Ross  
Councillor T Slattery  
Councillor G Slattery  
Councillor F Smith  
Councillor P Smith  
Councillor V Stock-Williams  
Councillor P Stone  
Councillor B Swaine  
Councillor P Tooze  
Councillor J Warmington

Councillor P Watson  
Councillor E Waymouth  
Councillor D Webber  
Councillor A Wedderkopp  
Councillor D Wedderkopp  
Councillor J Williams - Leader of the Council  
Councillor G Wren

## Taunton Deane Borough Council

At the Annual meeting of Taunton Deane Borough Council, held at the Taunton Rugby Football Club, Hyde Park, Hyde Lane, Bathpool, Taunton on Thursday 19 May 2011 at 6.30 pm.

**Present** The Mayor (Councillor Horsley)  
The Deputy Mayor (Councillor Brooks)  
Councillors Mrs Adkins, Mrs Allgrove, Mrs Baker, Beaven, Bishop, Bowrah, Cavill, Coles, Denington, D Durdan, Ms Durdan, Edwards, Farbahi, Mrs Floyd, Gaines, A Govier, Mrs Govier, Hall, Hayward, Henley, Ms Herbert, C Hill, Mrs Hill, Hunt, Miss James, R Lees, Mrs Lees, Ms Lisgo, Meikle, Mrs Messenger, Morrell, Mullins, Nottrodt, U Palmer, Prior-Sankey, D Reed, Mrs Reed, Ross, Mrs Slattery, T Slattery, Mrs Smith, P Smith, Mrs Stock-Williams, Stone, Swaine, Tooze, Mrs Warmington, Watson, Mrs Waymouth, Ms Webber, A Wedderkopp, D Wedderkopp, Williams and Wren.

### 1. **Reflection**

The meeting was opened with a reflection offered by Mrs Gillian Coe, a member of the Society of Friends.

### 2. **Election of Mayor**

On the motion of Councillor Coles, seconded by Councillor T Slattery, it was **resolved** unanimously that Councillor Stephen Arthur Brooks be elected Mayor of Taunton Deane for the ensuing year. Councillor Brooks made and signed the declaration of acceptance of office.

### 3. **Deputy Mayor**

On the motion of Councillor Williams, seconded by Councillor Meikle, it was **resolved** that Councillor Terence John Hall be elected as Deputy Mayor for the ensuing year. Councillor Hall made and signed the declaration of acceptance of office.

### 4. **Councillor Jefferson Andrew Horsley**

On the motion of Councillor Morrell, seconded by Councillor R Lees, it was **resolved** that the best thanks of the Council be accorded to Councillor Jefferson Andrew Horsley for the manner in which he had discharged the duties of the Office of Mayor during his term of office.

Councillor Horsley replied.

### 5. **Past Mayor's Badge**

The Mayor presented Councillor Horsley with his past Mayor's badge.

6. **Minutes**

The minutes of the meeting of the Council held on 12 April 2011, copies having been circulated to each Member, were signed by the Mayor.

7. **Borough Council Elections – 5 May 2011**

The Democratic Services Manager, on behalf of the Returning Officer, reported that the following Councillors had been elected at the recent Borough Council Elections:-

<b>Ward</b>	<b>Persons Elected</b>
Bishops Hull	Justine Baker 16 Staplegrove Road, Taunton, TA1 1DQ  Ian Nathan Morrell 8 Daws Mead, Bishops Hull, Taunton, TA1 5HQ
Bishops Lydeard	Anthony John Beaven 46 Needhams Patch, Cotford St. Luke, Taunton, TA4 1JF  Jane Elisabeth Beresford Warmington The Coach House, Terhill, Cothelstone, Taunton, TA4 3EB  Edward Peter Watson 2 Five Yards, Bishops Lydeard, Taunton, TA4 3NN
Blackbrook and Holway	Hazel Ruth Prior-Sankey 78 Bacon Drive, Taunton, TA1 2LH  Francesca Teresa Christine Smith 5 Bourne Grove, Taunton, TA1 2TD  Peter William Frederick Smith 5 Bourne Grove, Taunton, TA1 2TD
Blackdown	David John Reed 31 Dunkleys Way, Hillyfields, Taunton, TA1 2LX
Bradford on Tone	Clifford William Bishop Hilwin, Hillcommon, Taunton, TA4 1DS
Comeytrowe	Habib Farbahi

	68 Comeytrowe Lane, Comeytrowe, Taunton, TA1 5QG
	Norah Mollie Floyd The Heritage, 6 Outer Gullands, Taunton, TA1 4SH
	Frederick Alan Wedderkopp Flat 1, 11 Haines Hill, Taunton, TA1 4HN
Eastgate	Simon Adrien Paulian Coles 8 Alfred Street, Taunton, TA1 3HU
	Richard Lees 15 South Street, Taunton, TA1 3DT
Fairwater	Jefferson Andrew Horsley 5 The Avenue, Taunton, TA1 1EA
	Susan Lees 15 South Street, Taunton, TA1 3DT
	Daniel Micheal Wedderkopp 24 Cleveland Street, Taunton, TA1 1XB
Halcon	Stephen Arthur Brooks 13 York Road, Taunton, TA1 2BE
	Melvyn Andrew Mullins Littlefields, Bushy Cross Lane, Ruishton, Taunton, TA3 5LB
	Timothy Joseph Slattery Laurel Cottage, Curload, Stoke St. Gregory, Taunton, TA3 6JA
Killams and Mountfield	Bryan Eric Denington 14 Champion Drive, Taunton, TA1 3XE
	Catherine Avril Herbert 49 Shoreditch Road, Taunton, TA1 3DF
Lyngford	Elizabeth Susan Lisgo, M.B.E. 11 Hatchers Court, Kingston Road, Taunton, TA2 7SP
	Nicola Louise Messenger 68 Buckland Road, Taunton, TA2 8ER Benjamin Andrew Swaine 4 Glenthorne Road, Taunton, TA2 7PP

Manor and Wilton

Jean Margaret Allgrove  
24 Avon Close, Taunton, TA1 4SU

Terence John Hall  
8 Manor Close, Taunton, TA1 4RS

John Richard Grainger Meikle, M.B.E.  
4 Queens Drive, Taunton, TA1 4XW

Milverton and North Deane

Gwilym David Howard Wren  
Haven House, Fore Street, Milverton,  
Taunton, TA4 1JU

Monument

Christopher Leslie William Hill  
Tremlett Farm, Greenham, Wellington,  
TA21 0JJ

Neroche

John Raymond Williams  
Ivy Cottage, West Hatch, Taunton,  
TA3 5SB

North Curry and Stoke St. Gregory

Gillian Mary Slattery  
Laurel Cottage, Curload, Stoke St.  
Gregory, Taunton, TA3 6JA

Philip Stone  
Wisteria Cottage, 27 Stoke Road, North  
Curry, Taunton, TA3 6HN

Norton Fitzwarren

Jean Court Adkins  
Pen Elm House, Pen Elm, Norton  
Fitzwarren, Taunton, TA2 6PD

Kenneth Albert William Hayward  
1 Chapel Cottages, Norton Fitzwarren,  
Taunton, TA2 6RQ

Pyrland and Rowbarton

Marcia Jane Hill  
14 Triscombe Road, Taunton, TA2 7PG

Louise Annette James  
20 Scott Close, Taunton, TA2 6UN

Paul Tooze  
6 Malvern Terrace, Taunton, TA2 7PN

Ruishton and Creech

David William Durdan  
Fair View, Ham, Creech St. Michael,  
Taunton, TA3 5PA

	Kelly Ann Durdan 2 Tristram Drive, Creech St. Michael, Taunton, TA3 5QU
Staplegrove	Bruce Nottrodt Barton House, Upper Cheddon, Taunton, TA2 8LB
	Elaine Mary Waymouth Fennington Oaks, Kingston St. Mary, Taunton, TA2 8AS
Trull	Mark Justin Edwards The Thatched Cottage, Trull Green, Taunton, TA3 7JW
Wellington East	Ross Longhurst Henley 20 Trinity Close, Wellington, TA21 8TZ
	James Alexander Hunt 49 Mill Stream Gardens, Tonedale, Wellington, TA21 0AA
Wellington North	Andrew James Govier 47 Laburnum Road, Wellington, TA21 8EN
	Jacqueline Frances Govier 47 Laburnum Road, Wellington, TA21 8EN
Wellington Rockwell Green and West	Robert Bowrah, B.E.M. 30 Holyoake Street, Wellington, TA21 8LD
	Janet Ethel Reed 10 Bulford, Wellington, TA21 8DE
	Vivienne Frances Stock-Williams Lane End House, Northend Lane, Nicholashayne, Wellington, TA21 9QZ
West Monkton	Norman Philip Cavill Hill Farm, West Monkton, Taunton, TA2 8LP
	Umi Palmer c/o Taunton Deane Borough Council, The Deane House, Belvedere Road,

Taunton, TA1 1HE

Denise Gillian Webber  
South Lodge, Rowford, Cheddon  
Fitzpaine, Taunton, TA2 8JY

Wiveliscombe and West Deane

Edward Frederick Gaines  
Tor House, Ford Road, Wiveliscombe,  
Taunton, TA4 2RE

Stephen John Ross, 50 Nordens  
Meadow, Wiveliscombe, Taunton,  
TA4 2JW

8. **Election of Leader**

The Mayor invited nominations from the Council for the election of Leader for the next four years in accordance with the provisions of the Local Government and Public Involvement in Health Act 2007.

Councillor Williams was proposed by Councillor Denington, seconded by Councillor Cavill.

**Resolved** that Councillor Williams be elected as Leader of the Executive for the ensuing year.

9. **Appointment of the Executive 2011/2012**

**Resolved** that membership of the Executive would continue to comprise 8 Members for the ensuing year.

10. **Appointment of the Corporate Scrutiny Committee**

The appointment of a Corporate Scrutiny Committee for the ensuing year was agreed as follows:-

12 Members, 6 Conservatives, 4 Liberal Democrats, 1 Labour and 1 Independent.

The Chairman and membership of the Committee to be decided.

11. **Appointment of the Community Scrutiny Committee**

The appointment of a Community Scrutiny Committee for the ensuing year was agreed as follows:-

12 Members, 6 Conservatives, 4 Liberal Democrats, 1 Labour and 1 Independent.

The Chairman and membership of the Committee to be decided.

(Note: The Chairmanship and Vice-Chairmanship of both of the Scrutiny Committees would be by Members who were not part of the controlling administration).

12. **Appointment of Regulatory Committees and the Staffing Board**

(a) The appointment of a Planning Committee for the ensuing year was agreed as follows:-

18 Members, 9 Conservatives, 8 Liberal Democrats and 1 Labour.

(b) The appointment of a Licensing Committee for the ensuing year was agreed as follows:-

15 Members, 8 Conservatives and 7 Liberal Democrats.

(c) The appointment of a Corporate Governance Committee for the ensuing year was agreed as follows:-

13 Members, 6 Conservatives, 5 Liberal Democrats, 1 Labour and 1 Independent.

The Chairmen and membership of these Committees to be decided.

(d) The appointment of a Staffing Board for the ensuing year was agreed with membership being selected on a proportional basis, from a pool of Councillors.

13. **Standards Committee 2011/2012**

The appointment of a Standards Committee for the ensuing year was agreed, with membership to consist of 7 independent members of the public (Mrs A Elder, Mr T Bowditch, Mr A Cottrell, Mr R Macey, Mr W L Rogers, Mr R Symons and one vacancy), 4 Councillors (1 from each group) and 3 Parish Members (Mr H Davenport, Mr M Marshall and Mr B Wilson) from whom Panels would be selected when necessary.

14. **Appointment of new Taunton Deane Director to the Southwest One Board**

The Mayor invited nominations from the Council for the appointment of a new Director to the Southwest One Board.

**Resolved** that Councillor Nottrodt be appointed with immediate effect as Taunton Deane's Director to the Southwest One Board.

15. **Intercessional Prayer**

The meeting was closed at 8.35 pm with prayers offered by the new Mayor's Chaplain, the Reverend David Fayle.

## **Usual Declarations of Interest by Councillors**

### **Full Council**

- **Members of Somerset County Council – Councillors Brooks, Govier, Henley, Prior-Sankey, Mrs Waymouth, D Wedderkopp**
- **Employees of Somerset County Council – Councillors Mrs Adkins, Mrs Hill, Mrs Smith and Stone**
- **Employee of Viridor – Councillor Miss James**
- **Employee of Sedgemoor District Council – Councillor Slattery**
- **Employees of Job Centre Plus – Councillor Henley**
- **Somerset Waste Board representatives – Councillor Hayward and Councillor .....**
- **Director of Southwest One – Councillor .....**
- **Alternate Director of Southwest One – Councillor Watson**
- **Tone Leisure Board representatives – Councillors D Durdan and Stone**

# Taunton Deane Borough Council

## Council Meeting – 15 June 2011

To receive recommendations to the Council from the Executive.

### Councillor Williams

#### Taunton Deane Core Strategy and Infrastructure Delivery Plan

At its meeting immediately preceding Council, the Executive gave detailed consideration as to whether the Taunton Deane Core Strategy, the Infrastructure Delivery Plan and the Sustainability Appraisal should be published in July/August for public consultation and submitted to the Secretary of State in October 2011.

The Core Strategy is the key plan within the Local Development Framework and sustainable development is a statutory objective. Planning Policy Statement 12: Local Spatial Planning (PPS12) states that spatial planning is a process of place shaping and delivery which aims to:-

- Produce a vision for the future of places based on evidence, a sense of local distinctiveness and community derived objectives;
- Translate this vision into a set of policies and land allocations together with the public sector resources to deliver them;
- Create a framework for private investment and regeneration that promotes economic, environmental and social well being for the area;
- Coordinate and deliver the public sector components of this vision with other agencies and processes;
- Create a positive framework for action on climate change; and
- Contribute to the achievement of Sustainable Development.

Adequate infrastructure planning is an essential process in developing a sound Core Strategy and PPS12 recommends that the infrastructure planning process should identify:-

- Local infrastructure needs and costs;
- The phasing of development;
- Sources of funding; and
- Responsibilities for delivery.

The Core Strategy sets out a vision for the Borough and eight strategic objectives together with indicators to measure success. For each objective there is a core policy:-

- (1) Climate Change;
- (2) Economy;
- (3) Town and other Centres;
- (4) Housing;
- (5) Inclusive Communities;
- (6) Accessibility;
- (7) Infrastructure; and
- (8) Environment.

The plan sets out an employment-led strategy, with homes balanced to jobs. The priority is to regenerate Taunton Town Centre, with the majority of the remainder of growth being accommodated in sustainable mixed use urban extensions served by public transport corridors. Existing green wedges will be enhanced and new green wedges created.

The employment led strategy seeks to provide at least 11,900 jobs and 17,000 homes over the period up to 2028.

Taunton is the strategic focus for this growth with about 13,000 homes (of which over 3,000 will be affordable), Wellington is a secondary focus with about 2,500 homes (of which about 625 will be affordable) and the rural areas up to 1,500 homes. The Core Strategy only allocates strategic sites. The subsequent Site Allocations Development Plan Document will allocate smaller sites in Taunton, Wellington and the rural centres. Wiveliscombe and Bishops Lydeard are identified as major rural centres for up to 200 additional homes. Cotford St Luke, Creech St Michael, Milverton, North Curry and Churchinford are identified as minor rural centres for up to 50 homes.

Central to the delivery of the Core Strategy's proposals are a number of sustainable mixed use allocations. At Taunton about 5,000 homes and 22.5 ha of employment will be provided at Monkton Heathfield and about 900 homes and 1 ha of employment at Priorswood Nerrols. About 10 hectares of employment land is identified as a long term reserve at Walford Cross.

Further broad locations for growth after 2016 have been identified at Comeytrowe/Trull for between 1,000 and 2,000 homes and at Staplegrove for between 500 and 1,500 homes. Taunton town centre is the focus for shopping, leisure and office development and will also provide about 2,000 homes. At Taunton a broad location will be sought for a strategic employment opportunity after 2016.

Strategic sites for sustainable mixed use urban extensions at Wellington provide for about 900 homes and the relocation of the two main employers at Longforth together with a Northern Relief Road and reopened railway station and a further 900 homes at Cades/Jurston. At Chelston a strategic inward investment employment site of 8.67 hectares is allocated for a single user.

Six strategic development management policies are proposed for general requirements, development in the countryside, gypsy and traveller site selection criteria, design objectives and delivery, and use of resources and sustainable design.

The Infrastructure Delivery Plan (IDP) gives details of the infrastructure that local service providers and the Council have identified as key to supporting growth in Taunton Deane and in meeting the objectives of the Core Strategy.

Local authorities can choose to charge Community Infrastructure Levy (CIL) on new developments in their area. The money can be used to support development by funding infrastructure that the local community needs. It applies to most new buildings (residential and non-residential) and charges are based on the size and type of development.

The IDP has been prepared to reflect the level of growth proposed in the emerging Core Strategy. It takes account of the number of dwellings which have already received planning permission and the infrastructure requirements arising out of the development allocated in the Core Strategy. Since the Core Strategy does not account for the timing and location of every single dwelling that contributes towards meeting strategic housing requirements, the IDP cannot similarly account for all the infrastructure requirements arising.

Whilst the IDP covers the whole of the Core Strategy timeframe, the emphasis is on the first five years (2011-2016). To allow for uncertainty that attaches to longer-term requirements, it is proposed to review the IDP annually in consultation with other service providers.

The IDP has identified that the level of infrastructure required to support development is unlikely to be funded fully from developer contributions. With this in mind, the document identifies the following actions which should be taken in order that the growth outline in the Core Strategy is accompanied by sufficient infrastructure:-

- The Council should not take an overly optimistic view about public funding;
- An appropriate balance should be struck in identifying the maximum level of developer's contributions that can be achieved without making development unviable;
- Opportunities should be maximised to secure funding from other sources (such as the New Homes Bonus);
- Clear priorities should be determined for the use of funding that may become available; and
- Mechanisms such as deferred payments and sharing in value uplift should be explored.

Securing contributions from developers will be key to the delivery of infrastructure and services and preliminary analysis suggests that contributions in the region of £15,000 per dwelling (excluding affordable housing) will need to be sought.

The majority of the IDP consists of an analysis of infrastructure needs, grouped under the following headings:-

- Physical Infrastructure (e.g. Flood alleviation, transport);
- Utilities (e.g. electricity, gas, water, sewage treatment and telecommunications);
- Social and Community Infrastructure (e.g. education, health, faith, sports and recreation, arts and culture, children's play, community halls); and
- Green Infrastructure (e.g. green wedges, country parks, open spaces and links).

The IDP does not deal in any detail with affordable housing, although the need for this has been taken into account when assessing the level of contributions that developers are likely to have to make. This viability assessment indicates that with about £15,000 per dwelling contribution package, 25% affordable housing is possible.

The principles of sustainable development are at the heart of the planning system. The Sustainability Appraisal (SA) process is intended to ensure that through plan-making, Local Planning Authorities have considered social, environmental and economic concerns when producing Local Development Frameworks. The carrying out of SA is mandatory on any new or revised Development Plan Document.

The SA process is divided into five stages:-

- Stage A: Setting the context, establishing the baseline and deciding on the scope;
- Stage B: Developing and refining options and assessing effects;
- Stage C: Preparing the SA Report;
- Stage D: Consulting on the Core Strategy and SA Report; and
- Stage E: Monitoring the significant effects of implementing the plan.

Initially it was proposed to formally expose the Core Strategy, the Infrastructure Delivery Plan and the Sustainability Assessment to public consultation in March/April 2011. However, it was deemed that this would be too close to the Borough Council Elections and would therefore be in breach of the “purdah” regulations.

In the circumstances, to both move the lengthy Local Development Framework process on and to prevent any implications which could arise if there were to be any further significant delay in publishing the three documents, it is **recommended** that:-

- (1) the Core Strategy, Infrastructure Delivery Plan and Sustainability Appraisal all be approved for publication; and
- (2) the relevant Executive Councillor be authorised to agree any minor changes to the documents that may be necessary prior to publication.

## Taunton Deane Borough Council

At a meeting of Taunton Deane Borough Council held in the John Meikle Room, The Deane House, Belvedere Road, Taunton on 15 June 2011 at 7.30 pm.

**Present** The Mayor (Councillor Brooks)  
The Deputy Mayor (Councillor Hall)  
Councillors Mrs Adkins, Mrs Allgrove, Beaven, Bishop, Bowrah, Coles, Denington, Ms Durdan, Farbahi, Mrs Floyd, Gaines, A Govier, Mrs Govier, Hayward, Henley, Mrs Herbert, C Hill, Mrs Hill, Horsley, Hunt, Miss James, Ms Lisgo, Meikle, Mrs Messenger, Morrell, Mullins, Nottrodt, Ms Palmer, Prior-Sankey, D Reed, Mrs Reed, Mrs Slattery, T Slattery, Mrs Smith, P Smith, Mrs Stock-Williams, Stone, Swaine, Tooze, Mrs Warmington, Watson, Mrs Waymouth, Ms Webber, A Wedderkopp, D Wedderkopp, Williams and Wren

Also present : Mrs Anne Elder, Chairman of the Standards Committee.

### 1. **Minutes**

The minutes of the Annual Council meeting held on 19 May 2011, copies having been sent to each Member, were signed by the Mayor.

### 2. **Apologies**

Councillors Mrs Baker, Cavill, D Durdan, Edwards, R Lees and Mrs Lees.

### 3. **Declarations of Interest**

Councillors Brooks, Govier, Prior-Sankey, Mrs Waymouth and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Henley declared personal interests both as a Member of the Somerset County Council and as an employee of Job Centre Plus. Councillor Nottrodt declared a personal interest as a Director of Southwest One. Councillor Miss James declared a personal interest as an employee of Viridor. Councillor Slattery declared a personal interest as an employee of Sedgemoor District Council. Councillors Mrs Adkins, Mrs Hill, Mrs Smith and Stone declared personal interests as employees of Somerset County Council. Councillor Hayward declared a personal interest as one of the Council's representatives on the Somerset Waste Board. Councillor Watson declared a personal interest as the alternate Director of Southwest One. Councillor Farbahi declared a personal interest as the owner of an area of land at Cotford St. Luke. Councillor Wren declared a personal interest as an employee of Natural England.

### 4. **Public Question Time**

- (i) Mrs Julie Richardson stated that residents in Milverton had recently learnt that following the Strategic Land Availability Assessment 2010, a nine hectare site (ref: MILV008) had been added to the 'potentially developable' list for Taunton Deane. I would like to ask the Council to

consider removing this site from the list on the following grounds:-

- There were a number of serious inaccuracies in the site description that formed the basis for the decision:-
  - The description of the site contained the phrase 'land not in current use'. This was inaccurate as there was a good wheat crop in place over the full site. The grade of the farm land was good;
  - The farmland was described as lying to the east of Milverton. It lay to the west;
  - The description said that the land was "separated by a farm track which runs from Wood Street to Milverton Court and High Street". In fact the land marked on the map attached to the description was divided by two farm tracks, or more accurately, two sunken lanes, one of which ran west from Wood Street and the other west from High Street to Milverton Court. The document says that clarification would need to be obtained about access. The owner of at least one of the lanes had not been contacted and would be likely to refuse access.
- It is extremely difficult to see how access could be achieved given the nature of the B3187 at the possible exit, the restricted width of High Street and the private ownership of the sunken lanes.
- These fields had never been considered by the Parish Council as potential sites for development.

It seemed incredible that a survey carried out in such seeming haste could be allowed to result in a large area of land being deemed developable and sitting in the records as thus described and so blighting a large number of properties. Could the decision be changed?

The Leader of the Council, Councillor Williams, thanked Mrs Richardson for her question and promised that a full written response to the points she had raised would be sent to her shortly.

(ii) Mr Ray Tully referred to the proposed Core Strategy and asked the following questions:

- Page 3, paragraph 3-2 the Employment Led Strategy – By 2028 the forecast was for 17,000 houses with a population of about 40,000. So why was there only an intention to create 12,000 jobs, most of which would be in the service sector (75%), the low pay sector?

- Why has there been so very little information sent to local people particularly those in the Monkton Heathfield area about the Core Strategy proposals?
- The Strategy suggests that the target for the provision of affordable housing would be 25%. Can we trust that will happen? – unlike the 900 dwellings in Monkton Heathfield with planning consent, where the affordable housing target has been lowered.

Councillor Williams thanked Mr Tully for his questions and promised that a full written response would be sent to him shortly.

- (iii) Councillor Mullins asked why the format of the Full Council meeting was different, with no “Part II” (reports from the Executive Councillors) on the agenda.

The Legal and Democratic Services Manager explained that as this was a special meeting, outside the scheduled dates for Full Council meetings, there was no requirement for the agenda to include the Part II reports.

## 5. **Taunton Deane Core Strategy and Infrastructure Delivery Plan**

The Executive had given detailed consideration as to whether the Taunton Deane Core Strategy, the Infrastructure Delivery Plan and the Sustainability Appraisal should be published in July/August for public consultation and submitted to the Secretary of State in October 2011.

The Core Strategy was the key plan within the Local Development Framework and sustainable development was a statutory objective. Planning Policy Statement 12: Local Spatial Planning (PPS12) stated that spatial planning was a process of place shaping and delivery. PPS12 also stated that adequate infrastructure planning was an essential process in developing a sound Core Strategy.

The Core Strategy set out a vision for Taunton Deane and eight strategic objectives together with indicators to measure success. For each objective there was a core policy:- (1) Climate Change; (2) Economy; (3) Town and other Centres; (4) Housing; (5) Inclusive Communities; (6) Accessibility; (7) Infrastructure; and (8) Environment.

The plan set out an employment-led strategy, with homes balanced to jobs. The priority was to regenerate Taunton Town Centre, with the majority of the remainder of growth being accommodated in sustainable mixed use urban extensions served by public transport corridors. Existing green wedges would be enhanced and new green wedges created.

The employment led strategy sought to provide at least 11,900 jobs and 17,000 homes over the period up to 2028.

Taunton was the strategic focus for this growth with about 13,000 homes (of which over 3,000 would be affordable), Wellington was a secondary focus with about 2,500 homes (of which about 625 would be affordable) and the rural areas up to 1,500 homes.

The Core Strategy only allocated strategic sites. The subsequent Site Allocations Development Plan Document would allocate smaller sites in Taunton, Wellington and the rural centres. Wiveliscombe and Bishops Lydeard were identified as major rural centres for up to 200 additional homes. Cotford St Luke, Creech St Michael, Milverton, North Curry and Churchinford were identified as minor rural centres for up to 50 homes.

Central to the delivery of the Core Strategy's proposals were a number of sustainable mixed use allocations. At Taunton about 5,000 homes and 22.5 hectares of employment would be provided at Monkton Heathfield and about 900 homes and 1 hectare of employment at Priorswood Nerrols. About 10 hectares of employment land had been identified as a long term reserve at Walford Cross.

Further broad locations for growth after 2016 had been identified at Comeytrowe/Trull for between 1,000 and 2,000 homes and at Staplegrove for between 500 and 1,500 homes. Taunton Town Centre was the focus for shopping, leisure and office development and would also provide about 2,000 homes. At Taunton a broad location would be sought for a strategic employment opportunity after 2016.

Strategic sites for sustainable mixed use urban extensions at Wellington would provide for about 900 homes and the relocation of the two main employers at Longforth, together with a Northern Relief Road and reopened railway station and a further 900 homes at Cades/Jurston. At Chelston a strategic inward investment employment site of 8.67 hectares had been allocated for a single user.

Six strategic development management policies were proposed for general requirements, development in the countryside, gypsy and traveller site selection criteria, design objectives and delivery, and use of resources and sustainable design.

The Infrastructure Delivery Plan (IDP) gave details of the infrastructure that local service providers and the Council had identified as key to supporting growth in Taunton Deane and in meeting the objectives of the Core Strategy.

Local authorities could choose to charge Community Infrastructure Levy (CIL) on new developments in their area. The money could be used to support development by funding infrastructure that the local community needed. It applied to most new buildings and charges were based on the size and type of development.

The IDP had been prepared to reflect the level of growth proposed in the emerging Core Strategy. It took account of the number of dwellings which had already received planning permission and the infrastructure requirements

which arose out of the development were allocated in the Core Strategy. Since the Core Strategy did not account for the timing and location of every single dwelling that contributed towards meeting strategic housing requirements, the IDP could not similarly account for all the infrastructure requirements arising.

Whilst the IDP covered the whole of the Core Strategy timeframe, the emphasis was on the first five years (2011-2016). To allow for uncertainty that attached to longer-term requirements, it was proposed to review the IDP annually in consultation with other service providers.

The IDP had identified that the level of infrastructure required to support development was unlikely to be funded fully from developer contributions. With this in mind, the document identified a number of actions which would be taken in order that the growth outline in the Core Strategy was accompanied by sufficient infrastructure.

Securing contributions from developers would be key to the delivery of infrastructure and services and preliminary analysis suggested that contributions in the region of £15,000 per dwelling (excluding affordable housing) would need to be sought.

The IDP did not deal in any detail with affordable housing, although the need for this had been taken into account when assessing the level of contributions that developers were likely to have to make. This viability assessment indicated that with about £15,000 per dwelling contribution package, 25% affordable housing was possible.

The principles of sustainable development were at the heart of the planning system. The Sustainability Appraisal (SA) process was intended to ensure that through plan-making, Local Planning Authorities had considered social, environmental and economic concerns when producing Local Development Frameworks. The carrying out of SA was mandatory on any new or revised Development Plan Document.

Moved by Councillor Henley, seconded by Councillor Coles that a decision on the adoption of the Core Strategy be deferred until the next scheduled meeting of Full Council on 19 July 2011.

The justification for this amendment was that:-

- (a) The affordable housing target was far too low and the current deficit would only get larger not smaller;
- (b) The standard allocation of dwellings for the major and minor rural centres ignored the individual characteristics of the settlements and their ability to accommodate growth. The Council needed to build into this framework greater flexibility to enable new ideas to come along to regenerate the rural hinterland and ensure sustainability in the long term; and

- (c) 20% of the Council were new Members who might need longer to fully understand the implications of the Core Strategy and the affect on the people of Taunton Deane.

It was therefore hoped that fresh proposals could be brought forward over the next 4 weeks which broadly met the suggestions outlined above.

The mover and seconder of the amendment requested that a formal roll call of votes be taken and recorded in the Minutes in accordance with Standing Order 18(2).

The amendment was put and was lost. Eighteen Councillors voted in favour of the amendment, twenty nine Councillors voted against and there were two abstentions, as follows:-

<b>Yes</b>	<b>No</b>
Councillor Coles	Councillor Mrs Adkins
Councillor Farbahi	Councillor Mrs Allgrove
Councillor Mrs Floyd	Councillor Beaven
Councillor Henley	Councillor Bishop
Councillor Horsley	Councillor Bowrah
Councillor Miss James	Councillor Denington
Councillor Mrs Messenger	Councillor Ms Durdan
Councillor Mullins	Councillor Gaines
Councillor Prior-Sankey	Councillor A Govier
Councillor Gill Slattery	Councillor Mrs Govier
Councillor T Slattery	Councillor Hall
Councillor Mrs Smith	Councillor Hayward
Councillor P Smith	Councillor Mrs Herbert
Councillor Stone	Councillor C Hill
Councillor Swaine	Councillor Hunt
Councillor Tooze	Councillor Ms Lisgo
Councillor A Wedderkopp	Councillor Meikle
Councillor D Wedderkopp	Councillor Morrell
	Councillor Nottrodt
	Councillor Ms Palmer
	Councillor D Reed
	Councillor Mrs Reed
	Councillor Mrs Stock-Williams
	Councillor Mrs Warmington
	Councillor Watson
	Councillor Mrs Waymouth
	Councillor Ms Webber
	Councillor Williams
	Councillor Wren

The Mayor (Councillor Brooks) and Councillor Mrs Hill abstained.

On the motion of Councillor Williams it was

**Resolved** that:-

- (1) The Core Strategy, Infrastructure Delivery Plan and Sustainability Appraisal all be approved for publication; and
- (2) The relevant Executive Councillor be authorised to agree any minor changes to the documents that might be necessary prior to publication.

(Councillors A Wedderkopp, Swaine and Mullins left the meeting at 9.24 pm, 9.28 pm and 9.29 pm respectively.)

(The meeting ended at 9.41 pm.)