

**WEST SOMERSET COUNCIL**

**Minutes of the Meeting held on 18 February 2015 at 4.30 pm**

**in the Council Chamber, Williton**

**Present:**

Councillor G S Dowding ..... Chairman  
Councillor A F Knight..... Vice-Chairman

Councillor M J Chilcott  
Councillor P N Grierson  
Councillor B Heywood  
Councillor R P Lillis  
Councillor I R Melhuish  
Councillor C Morgan  
Councillor S J Pugsley  
Councillor D J Sanders  
Councillor M A Smith  
Councillor A H Trollope-Bellew  
Councillor D J Westcott

Councillor S Y Goss  
Councillor A P Hadley  
Councillor K V Kravis  
Councillor E May  
Councillor K M Mills  
Councillor P H Murphy  
Councillor D D Ross  
Councillor L W Smith  
Councillor T Taylor  
Councillor K H Turner

**Officers in Attendance:**

Chief Executive (P James)  
Assistant Chief Executive and Monitoring Officer (B Lang)  
Director - Housing and Communities (J Barraah)  
New Nuclear Programme Manager (A Goodchild)  
Economic Regeneration and Tourism Manager (C Matthews)  
Finance Manager (S Plenty)  
Meeting Administrator (K Kowalewska)

Prior to the start of the meeting, the Chairman requested a minute's silence in memory of Pam Driver, an ex-West Somerset Councillor, and Alan Beynon, an ex-West Somerset Council senior officer.

**C102     Apologies for Absence**

Apologies for absence were received from Councillors H J W Davies, M O A Dewdney, J Freeman and K J Ross.

**C103     Minutes**

(Minutes of the meeting of Council held on 21 January 2015, circulated with the Agenda.)

**RESOLVED** that the Minutes of the meeting of Council held on 21 January 2015 be confirmed as a correct record.

**C104**      **Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Member of a County, Parish or Town Council:

Name	Minute No.	Member of	Action Taken
Cllr S Y Goss	All	Stogursey	Spoke and voted
Cllr P N Grierson	All	Minehead	Spoke and voted
Cllr P H Murphy	All	Watchet	Spoke and voted
Cllr L W Smith	All	Minehead	Spoke and voted
Cllr K H Turner	All	Brompton Ralph	Spoke and voted
Cllr D J Westcott	All	Watchet	Spoke and voted

In addition, the following interests were declared:

Name	Minute No.	Description of interest	Personal or Prejudicial	Action Taken
Cllr D D Ross	C109	Regal Theatre Board Member	Prejudicial	Left the Chamber

**C105**      **Public Participation**

John Irvén, Chairman of West Somerset Railway; Paul Upton, Watchet Conservation Society, and Vidya Alekson, Chief Executive Power to Change Trust, spoke in support of Agenda Item 6 Regeneration of East Quay, Watchet.

Jess Prendergrast, Director of Onion Collective addressed the Council on the plans for Watchet regeneration.

**C106**      **Chairman's Announcements**

The Chairman had no announcements to make.

**C107**      **Appointment of Deputy Leader**

Councillor K V Kravis announced that she wished to resign as Deputy Leader of the Council with immediate effect. She stated she would retain her role as Lead Member for Resources and Central Support, however felt that it was the right time to tender her resignation as neither she nor the Leader of Council were standing for re-election in May and she was concerned that there would be a political void during the election period, and therefore wished for the role to be undertaken and carried forward post-election by another Member.

The Council were saddened by her resignation and the Chairman took the opportunity to thank Councillor Kravis for her hard work, commitment and immense enthusiasm during her time as Deputy Leader.

It was proposed and seconded to nominate Councillor Trollope-Bellew as Deputy Leader of Council.

**RESOLVED** that Councillor A H Trollope-Bellew be appointed as Deputy Leader of West Somerset Council with immediate effect.

**NOTE:** Having regard to the special circumstances pertaining in relation to this item – namely the need to ensure that the position of Deputy Leader of Council was filled as soon as possible – the Chairman was of the opinion that, despite its non-inclusion on the agenda, this item should be considered at this meeting as a matter of urgency.

**C108**      **Regeneration of East Quay, Watchet**

(Report No. WSC 31/15, circulated with the Agenda.)

The purpose of the report was to consider the outcome of the recent process of seeking expressions of interest from relevant organisations for proposals to facilitate regeneration of the area around the harbour at Watchet and to approve a preferred bidder to continue to work with the Council towards potential asset transfer.

The Leader of Council conveyed how great it was to see so much support for the Onion Collective proposals and stated that this was a great opportunity to move the development of Watchet forwards. He went on to present the report in detail. He explained the Community Asset Transfer route proposed to be taken and stressed that the key activities of the Watchet Harbour Marina would have to be integrated into any development proposals in order to operate effectively and for a viable development to take place. This was seen as a considerable challenge, however very important as it formed the basis of a Council condition as detailed in the report. The Leader congratulated the Onion Collective for their submission of the business plan which was very comprehensive and of high quality. He drew Members' attention to the next steps and process if the Onion Collective were to be appointed, reporting that the final decision to complete the transfer of the asset would be presented to a future meeting of Full Council for approval. The asset management implications contained within the report were also highlighted.

The Leader proposed the recommendations contained within the report which was seconded by Councillor C Morgan.

Members praised the exemplary work of the Onion Collective, and strongly expressed support for their proposals to regenerate Watchet.

**RESOLVED (1)** that the Onion Collective be appointed as the Council's preferred bidder for asset transfer of land at East Quay, Watchet.

**RESOLVED (2)** that the principle of entering into a three year option agreement with the Onion Collective to allow them to develop a detailed scheme design and funded business case that complies with the Council's conditions, prior to full asset transfer taking place be approved.

**RESOLVED (3)** that authority be delegated to the Director of Housing and Communities to work with the Lead Member for Asset Management to negotiate and agree full terms of the option agreement

**C109**     **Request for Allocation of Planning Obligations Funding – Minehead Illuminations Project**

(Report No. WSC 27/15, circulated with the Agenda.)

The purpose of the report was to make proposals for the allocation of monies secured through planning obligations to individual schemes.

The Lead Member for Resources and Central Support presented the item, reporting that this was the last tranche of the Morrisons Section 106 money and reference was made as to how the money had been allocated on a wide ranging, comprehensive list of projects that had met the tough criteria of the agreement. The Lead Member provided an overview of the project and advised that community and business consultation had been undertaken and overwhelming positive responses had been received especially via social media. She drew Members' attention to the practicalities of the project with regards to maintenance, health and safety checks etc., and the comprehensive cost breakdown, as detailed in the report. It was also reported that to enable the project to proceed WSC would own the lights for three years with no extra costs being incurred, after which time ownership would pass to the Minehead Chamber of Trade.

The Lead Member proposed the recommendations in the report which were seconded by Councillor I R Melhuish.

Members expressed support for the project and during the discussion the following points were raised:

- Any project that enhanced Minehead and further promoted tourism would benefit the whole of the district.
- The timescale for allocating section 106 monies and setting a more flexible criteria for future consideration of projects should be closely examined in the future.
- Concern was expressed regarding the requirement to remove the lights after 30 days and clarification was provided that by entering into a Section 50 Agreement with SCC Highways meant that the lights would not have to be taken down unless for maintenance purposes.

**RESOLVED (1)** that the allocation of £34,416.76 for the Minehead Illuminations Project to be added to the capital programme and funded from planning obligations contributions be approved.

**RESOLVED (2)** that £4,102.33 underspend from previous approved allocation from planning obligation contributions (related to same Agreement as outlined in paragraph 5.3 of the report) be approved to be reallocated to the Minehead Illuminations Project.

**C110 Hinkley Tourism Action Plan Strategy and Action Plan**

(Report No. WSC 30/15, circulated with the Agenda.)

The purpose of the report was to consult with Council on the contents of the Hinkley Tourism Action Partnership (HTAP) Strategy and Action Plan, and to outline proposals to Council for the drawdown of HPC S106 Tourism mitigation funding to support delivery of four projects in the action plan.

The Lead Member for Regeneration Economic Growth presented the report and provided Members with the background information, drawing particular attention to the vision of the Strategy and its three clear aims and nine priorities. She confirmed that in response to previous concerns regarding housing and the potential impact this could have on tourism businesses, strategic aim one, priority three of the vision would monitor and deal with these issues.

The Lead Member went on to propose the recommendations of the report which were duly seconded by Councillor A H Trollope-Bellew.

**RESOLVED (1)** that the HTAP Strategy and activity in the Action Plan be approved.

**RESOLVED (2)** that the drawdown of the Phase 1 S106 Tourism Contribution of £125,385 to support the delivery of the 4 projects identified within the HTAP Action Plan be approved.

**RESOLVED (3)** that £45,000 of the action plan delivery was previously agreed by Council in November 2014 be noted.

**C111 Hinkley Point C – Proposed Changes to EDF Energy’s Development Consent Order (DCO) Plans**

(Report No. WSC 28/15, circulated with the Agenda.)

The purpose of the report was to bring to Members’ attention EDF Energy’s proposed changes to the DCO ‘plot plan’ (essentially the detail plans of the buildings on site during operation) and to formulate West Somerset Council’s response to those changes.

The Lead Member for Environment - Hinkley presented the report in detail drawing attention to the fact that the proposed changes related to the small ancillary buildings on the edge of the site and there would be no significant visual impact locally.

The Lead Member proposed the recommendations which were duly seconded by Councillor T Taylor.

**RESOLVED (1)** that no objection be raised to the proposed changes to the DCO plans as proposed by EDF Energy and that delegated authority be granted to the New Nuclear Programme Manager to respond to the consultation undertaken by the Planning Inspectorate.

**RESOLVED (2)** that delegated powers be granted to the New Nuclear Programme Manager, following consultation with the Lead Member for Environment – Hinkley Point, to respond to further proposed non-material changes to the DCO plans relating to Hinkley Point where there are no significant effects identified from such changes.

**NOTE:** Councillor M Smith requested that it be recorded she had abstained from voting on this item.

**C112**     **Hinkley C Connection Project – Local Impact Report and DCO Examination**

(Report No. WSC 29/15, circulated with the Agenda.)

The purpose of the report was to provide Members with an overview of National Grid's Hinkley C Connection Project; identified the key issues pertinent to West Somerset; set out the key steps in the Examination Timetable; explained and sought Member approval to submit the Joint Local Impact Report in accordance with the Examination Timetable; and finally set out the resource implications for the Council and sought approval to vire up to £25,000 from an Earmarked Reserve for the purposes of procuring specialist technical and legal advice during the Examination.

The Lead Member for Environment - Hinkley presented the item and provided Members with the background information contained within the report, summarising the proposals and key issues for West Somerset. He went on to propose the recommendations which were duly seconded by Councillor K H Turner.

The New Nuclear Programme Manager provided additional information on the proposals contained within the DCO application, advising that the main issue of concern related to the amount of planting being delivered as part of the off-site planting and enhancement scheme because it was felt that the amount of planting was not considered to be sufficient to mitigate the community visual impact.

In response, it was confirmed that it was the onus of National Grid to acquire land and undertake the planting as set out in the scheme and WSC would act as observer/monitor of the situation.

The Lead Member wished Members to be highly aware of the issue concerning the visual impact as it would not be specific to the locality but would be seen across the whole district and would affect everyone; and he underlined the importance of the mitigation measures to mask the visual impact.

**RESOLVED (1)** that the content of the draft Local Impact Report (LIR) and grants delegated powers to the New Nuclear Programme Manager to submit the LIR on behalf of West Somerset Council on 26th February 2015 be endorsed.

**RESOLVED (2)** that up to £25,000 from the National Grid PPA Earmarked Reserve be vired to an expenditure budget for the purposes of procuring specialist technical and legal advice during the forthcoming Examination be agreed.

**NOTE:** Councillor M Smith requested that it be recorded she had abstained from voting on this item.

**C113**     **Minutes and Notes for Information**

(Minutes and Notes relating to this item, circulated via the Council's website.)

**RESOLVED (1)** that the notes of the WWQ Area Panel held on 16 December 2014 be noted.

**RESOLVED (2)** that the notes of the Exmoor Area Panel held on 20 January 2015 be noted.

**RESOLVED (3)** that the notes of the Dunster Area Panel held on 26 January 2015 be noted.

The meeting closed at 6.47 pm