

## **COUNCIL MEETING – 20 JULY 2004**

### **REPORT OF COUNCILLOR BISHOP - PLANNING POLICY AND TRANSPORTATION**

#### **MONKTON HEATHFIELD DEVELOPMENT GUIDE**

The emerging Taunton Deane Local Plan proposed a mixed use development at Monkton Heathfield , consisting of housing, employment and local community facilities. The Local Plan Inspectors report recommended in favour of this development. The Council has given a commitment to prepare a development guide.

Following the Strategic Planning and Economic Development Review Panel's consideration of the draft Monkton Heathfield Development Guide at the meeting of the Panel in April 2004, Officers have held a series of Parish Council briefings and community consultations over the May and June period.

The consultations were advertised in Parish magazines, with notices within the village and where known, by letter to individuals who had previously expressed a desire to be kept informed of issues surrounding the proposed development of these lands. Copies of the draft development guide and comment forms were available on the Councils web site, West Monkton Post Office and Monkton Heathfield village stores.

The public consultation meetings were held on Friday 11 June (evening) and Saturday 12 June (all day). Planning Officers and County Highway Officers were in attendance on both days as well as Borough, County and Parish Councillors in order to answer the public's questions on the development. A public meeting was also called by the Parish Council on 14<sup>th</sup> June and I agreed to chair this well attended meeting where a variety of comments were received and answered.

The consultation was very well attended throughout and much useful opinion and local knowledge was gained. Approximately 100 comment forms were returned by members of the public as well as responses from local interest and residents groups, the anticipated developers and service providers such as the Environment Agency.

The full range and extent of comments have yet to be collated. However, the main issues verbally raised at the public meetings were as follows:

- Concerns with the timing of the relief road and the congestion and noise problems if it were required to late into the development;
- Knock on effects of increased traffic at Bathpool/Creech Castle and Obridge/Priorswood junctions;
- Concerns from Farriers Green residents that the existing junction with Milton Hill was poor and upgrading Milton Hill would exacerbate existing problems on this road;

- The need to ensure that the provision of social and physical infrastructure (eg school, roads, community facilities etc) keeps pace with the speed of housing development (ie “we don’t want another Cotford St Luke”);
- Development should not commence until the Council is thoroughly satisfied that the whole site is legally secured to ensure comprehensive and coordinated delivery;
- Housing design was very important. Residents were very keen to see a locally sympathetic solution and quality such as Hillyfields ;
- There were localised surface water flooding problems which need to be addressed;
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All comments will be considered by the relevant sections and external organisations and where relevant, amendments made to the development guide, prior to adoption. It is anticipated that a report will be presented to SPTED in either August or September containing a list of all comments and the Councils response, together with an amended version of the development guide for final approval.

The document will then be used to assess the appropriateness of any planning application for development within the allocated lands. The Councils position to the developers, including through the Local Plan text, is that a coordinated and comprehensive development is required. A piecemeal approach is not acceptable. A hybrid outline planning application (with road details) must firstly be submitted on all of the allocated lands and a S106 signed to this effect covering delivery. Without this there is no guarantee that the site will be sustainably developed.

## **PLANNING WEBSITE**

It’s been a HIT !!! .

During the period 4<sup>th</sup> June 2004 to the 4<sup>th</sup> July 2004 there were 4829 hits on all pages in the Planning site. Of those hits 1389 were on planning applications and 283 were on the details pages of applications. In the same period The Local Plan Site had 807 and of those the Local Plan for Taunton Deane had 253 hits.

I would like to congratulate all the Officers involved in the development of the sites.

## **PLANNING APPLICATION FOR THE EXTENSION TO RETAIL STORE AT ASDA.**

The First Secretary of State has decided to call in this application as he is of the opinion that the applications are ones that he ought to decide himself because he considers that the proposals may conflict with national policies on important matters.

A local inquiry will be held commencing on 1<sup>st</sup> March, 2005 and three days have been set aside for the inquiry.

## **PLANNING AND COMPULSORY PURCHASE ACT**

The Act received Royal Assent on 13<sup>th</sup> May .The Government intends to bring the provisions of the Act into force over the coming months through a series of commencement orders. The first commencement order will bring the enabling powers

to make subordinate legislation into effect, and it is intended that this order will be made in the second half of July..

It is intended that commencement orders for Regional Planning (Part 1), Local Planning (Part 2) and Development Plan and Sustainable Development ( Part 3 ) will be introduced in September 2004. Development Control ( Part 4 ) will introduce some of the changes that have already been subject to public consultation in September 2004 but where regulations or GDPO changes have not yet been subject to consultation, that will take place in the Autumn, it is not anticipated that the provisions are expected to come into effect until early 2005. Regulations on Planning Obligations will not be made until early 2006.

### **PLANNING APPLICATION LAND ADJACENT TO CHELSTON MANOR , CHELSTON, WELLINGTON.**

In July 2003 the First Secretary of State, called in the above application for determination and on 13<sup>th</sup> May, 2004 we were informed that the Secretary of State had accepted the Inspector's recommendation and granted planning permission for the development.

I am particularly pleased with this decision because this is the second call in recently where our views have been confirmed. This decision will allow much needed employment land at Chelston to be developed quickly.

### **SOMERSET and EXMOOR NATIONAL PARK JOINT STRUCTURE PLAN ALTERATION.**

The consultation for a period of six weeks commenced on 19<sup>th</sup> June and we shall be responding to the consultation. The Alteration is a limited review of the Structure Plan, with the primary purpose of accommodating the implications of the revised strategy and rolled forward development allocations of the Regional Planning Guidance for the South West (RPG10), September 2001.

I anticipate that we shall be making comments, in particular, regarding the proposed housing allocations.

### **TRANSPORTATION ISSUES**

The Taunton Transport Strategy Review consultation responses showed broad agreement with stated objectives / individual proposals (although recognised need for continued negotiation on sensitive issues such as extension to East Reach Urban Clearway, Inner Relief Road etc ). SCC are currently putting together a report that provides the detailed analysis of the consultation response. The issue of Inner Relief Road / 3<sup>rd</sup> Way will be resolved during September and it is likely that Members will consider The Urban Development Framework and Urban Extension Study proposals during October.

Work will commence shortly on the Local Transport Plan 2 and it is likely that this will be a resource intensive project.

A decision is awaited from the Secretary of State on the dualling of the A358 but in view of conflicting information that has been received from different sources I think it would be better for me not to give any indication of a likely time for the decision.

The County Council have recently issued a press notice regarding the North West Taunton Package and indicated their views on the likely costs, resource implications and the timescale for the scheme

**Councillor Cliff Bishop**