

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 1 August 2017 at 2.30 pm

Present:

Councillor K H Turner (Chairman)
Councillor B Heywood
Councillor J Parbrook
Councillor D Westcott

Councillor S Y Goss
Councillor B Maitland-Walker
Councillor P Pilkington
Councillor T Venner

Members in Attendance:

Councillor I Aldridge
Councillor N Thwaites
Councillor R Woods

Councillor M Dewdney
Councillor A Trollope-Bellew

Officers in Attendance:

Tim Burton, Assistant Director - Planning and Environment
Nick Bryant, Planning Policy Manager
Martin Wilsher, Principal Planning Officer (Policy)
Toby Clempson, Principal Planning Officer (Policy)
Ann Rhodes, Planning Policy Officer
Krystyna Kowalewska - Meeting Administrator

Also in Attendance:

Sarah Povall, Somerset County Council Senior Planning Policy Officer

LD1 Apologies for Absence

No apologies for absence were received.

LD2 Minutes

(Minutes of the Local Development Panel held on 1 February 2017 – circulated with the Agenda).

RESOLVED that, subject to correcting the Declaration of Interest for Councillor A Trollope-Bellew, the Minutes of the Meeting of the Local Development Panel held on 1 February 2017 be confirmed as a correct record.

LD3 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:

WEST SOMERSET COUNCIL
LOCAL DEVELOPMENT PANEL 1.08.17

Name	Minute No	Description of Interest	Personal or Prejudicial	Action Taken
Cllr S Goss	All Items	Stogursey	Personal	Spoke and voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and voted
Cllr B Maitland-Walker	All Items	Carhampton	Personal	Spoke and voted
Cllr J Parbrook	All Items	Minehead	Personal	Spoke and voted
Cllr P Pilkington	All	Timberscombe	Personal	Spoke and voted
Cllr D Westcott	All	Watchet	Personal	Spoke and voted
Cllr T Venner	All Items	Minehead	Personal	Spoke and voted
Cllr I Aldridge	All Items	Williton	Personal	Spoke
Cllr N Thwaites	All Items	Dulverton	Personal	Spoke
Cllr A Trollope-Bellew	All Items	Crowcombe	Personal	Spoke

In addition, Councillor T Venner declared that he considered himself to be predetermined in regard to the proposed discussion in relation to Agenda Item 5 Member Briefing on oil and gas development and therefore abstained from voting on this item.

LD4 Public Participation

No members of the public spoke at the meeting on any items on the agenda.

LD5 Member Briefing: Oil and gas development (fracking) and sign off of MoU

(Report No. WSC 85/17, circulated with the Agenda. Memorandum of Understanding (MoU) (Appendix A to the report) circulated at the Meeting.)

The purpose of the report was to set out a short briefing on oil and gas development (fracking).

Councillor K Turner, Lead Member for Housing, Health and Wellbeing introduced the item and proposed the recommendation of the report which was duly seconded.

The Planning Policy Manager presented the report, summarising the key issues contained within. The Somerset County Council's Senior Planning Policy Officer spoke on the main aspects and the purpose of the Memorandum of Understanding and provided background information.

During discussion on this item the following main points were raised:

- Concerns were expressed about the consequences of fracking within the vicinity of the Hinkley power stations and it was confirmed that EDF would be consulted as part of the development control process.
- It was clarified that the MoU did not deal with the specifics of a planning application but provided clear and understandable information on the processes of working and demonstrated how an application would be managed by all interested parties.
- Questions were asked about whether parish councils and local private water suppliers would be consulted upon. Officers replied that there would be value in signing up to a MoU as WSC Officers would be able to work with SCC in identifying who the appropriate consultees on a particular planning application would be, thereby ensuring the consultation process was carried out fully.
- Further information was sought on the officer working group and whether officers had specialist training and technical knowledge on the subject of fracking. In response, an explanation was provided on the role of WSC officers and it was confirmed that no specific training on fracking and its implications had been received, however officers were keen to supplement their understanding if training opportunities arose in the future.
- It was advised that SCC was the Minerals Planning Authority outside of the Exmoor National Park.

RESOLVED that the contents of the report be noted and the Memorandum of Understanding which shall be signed off by the Lead Member for Housing, Health and Wellbeing be endorsed.

LD6 Stogumber Neighbourhood Development Plan

(Report No. WSC 79/17, circulated with the Agenda. Addendum to the report circulated prior to the Meeting.)

The purpose of the report was to inform the Panel of the Independent Examiner's (IE's) recommendations regarding the Stogumber Neighbourhood Development Neighbourhood Plan (SNDP) and the process to have it a "made" (adopted) Development Plan document.

Councillor K Turner, Lead Member for Housing, Health and Wellbeing introduced the item and the report was presented by the Planning Policy Officer who provided detailed background information and advised that Stogumber was the first parish in West Somerset to produce a Neighbourhood Plan.

The Planning Policy Officer drew Members' attention to the addendum to the report which stated that following discussions with Stogumber Parish Councillors at their parish council meeting on 27 July 2017, it was proposed to progress the SNDP without a map defining the contiguous existing built up area.

She went on to explain the Referendum process and advised that if more than 50% of people voted for the Neighbourhood Plan, the decision to adopt it as part of WSC's Development Plan document would be taken by full Council.

Councillor B Maitland-Walker proposed the recommendation contained within the addendum to the report which was duly seconded by Councillor J Parbrook.

It was recognised that a lot of hard work had been put into the Neighbourhood Plan by the Stogumber parish and the Planning Policy Officer was thanked for her involvement.

During the debate the following main points were raised:

- It was suggested that for future Neighbourhood Plans it would be best practice for the District Council to clearly explain to parishes its role in the process, and parishes to decide exactly what they wanted to achieve in their Neighbourhood Plan before they started working on it. The limitations of a Neighbourhood Plan should also be made clear as it was believed this would make the development of the Plan run a lot smoother. Providing improved signposting to information would also assist in the process.
- Members welcomed the fact that the SNDP highlighted the importance of local facilities and what would be needed for the future, and acknowledged it was a well-informed plan.

RESOLVED that the report be noted and that the Lead Member for Housing, Health and Wellbeing through an Executive Decision accept the recommendations 1 to 5 and 7 to 27 in their entirety and partially accept recommendation 6, minus the map, as agreed with the Parish Council; and to progress the amended Stogumber Neighbourhood Development Plan to referendum.

LD7 Finalising the West Somerset Infrastructure Delivery Plan

(Report No. WSC 80/17, circulated with the Agenda.)

The purpose of the report was to present a revised draft West Somerset Infrastructure Delivery Plan (IDP) for recommendation to full Council for endorsement.

The Planning Policy Manager presented the report and provided background information. He drew Members' attention to the changes made to the IDP following the issues identified and comments made by the Panel at its meeting in February 2017.

Members noted an error in the purpose of the report and the recommendation in that the revised West Somerset IDP would not be recommended to full Council for endorsement.

Councillor B Maitland-Walker proposed the recommendation, as amended, which was duly seconded by Councillor B Heywood.

It was recognised that the IDP was a living and ever-changing document and officers noted the following comments:

- A request was made to add the fact that the Minehead to Bridgwater bus service was now in operation within Paragraph 3.5.
- A request was made to include reference to the Internal Drainage Board within Paragraphs 3.46-3.50, as they had responsibility for flood water management in their catchment areas.
- Paragraphs 3.51-3.57 – it was advised that the Minehead to Blue Anchor beach management plan was currently under review which could highlight structural changes to the coastline.
- A point was raised that Minehead Town Council was not consulted upon in relation to Crematoria and Burial Grounds and it was disclosed that there was a maximum of 12 years of burial plots left in Minehead Cemetery.
- It was confirmed that the road realignment in Watchet would be taken into account as part of the masterplanning for Watchet.
- A question was asked as to whether there would be a different approach to the understanding of sustainability, in light of the increased use of electric cars, for example. In response, it was advised that consideration would need to be given as to what constituted as sustainable development in West Somerset compared to more urban areas, and Members were made aware that further attention would be given to this matter during the Local Plan review. In the context of the IDP, the infrastructure demands could change as a result and therefore the implications would be subsequently addressed.
- General concerns were raised in relation to the lack of highway improvements, education and training provision, rail services and the demands on emergency services.

It was acknowledged that the planning system played an important role in the health and wellbeing agenda via proper design and careful masterplanning.

An update was also provided on the Community Infrastructure Levy.

The Planning Policy Manager defined the role of the IDP which was to identify the strategic infrastructure required to support the planned development set out in the Local Plan – the information contained within the IDP was based on responses received from the infrastructure providers. He went on to state that masterplanning of strategic sites was important in order to understand what the specific requirements were arising from development and how these could be incorporated into the design. Members were also informed that WSC has been successful in securing government money to help fund work in this regard.

RESOLVED that, subject to addressing the comments made at the meeting, the amended West Somerset Infrastructure Delivery Plan attached at Appendix 1 to the report, in order to support the delivery of the adopted West Somerset Local Plan to 2032's Strategy be endorsed.

LD8 Local Plan Evidence Base Progress Report

(Report No. WSC 86/17, circulated with the Agenda.)

The purpose of the report was to inform Members as to the progress on updating various elements of the evidence-base prior to commencement of drafting a replacement local plan.

The Principal Planning Officer (Policy) presented the report in detail and provided information on the four pieces of evidence-base work which required to be commissioned, namely, the Employment-land Retail and Leisure Study; the Strategic Housing and Employment Land Availability Assessment; the Strategic Flood Risk Assessment Level 1; and Masterplanning of the Strategic Sites in the WSLP to 2032.

The Lead Member of Housing, Health and Wellbeing proposed the recommendation of the report which was duly seconded by Councillor S Goss.

RESOLVED that the current position on the evidence-base items for the local plan be noted.

At the conclusion of the Meeting, the Chairman congratulated the Planning Policy Team on receiving a Highly Commended at the 2017 Planning Awards.

The meeting closed at 4.38 pm.