

**LOCAL DEVELOPMENT PANEL**

**Minutes of the Meeting held on 6 January 2015  
at 10.30 am**

**Present:**

Councillor K H Turner (Chairman)  
Councillor I R Melhuish  
Councillor M A Smith

Councillor B Heywood  
Councillor K J Ross  
Councillor A H Trollope-Bellew

**Members in Attendance:**

Councillor M O A Dewdney

**Officers in Attendance:**

Martin Wilsher, Principal Planning Officer (Policy)  
Toby Clempson, Principal Planning Officer (Policy)  
Nick Bryant, Planning Policy Manager  
Krystyna Kowalewska, Meeting Administrator

**LD13 Apologies for Absence**

An apology for absence was received from Councillor A F Knight.

**LD14 Minutes**

(Minutes of the Local Development Panel held on 26 November 2014 – circulated with the Agenda).

**RESOLVED** that, subject to the addition of Councillor I R Melhuish and the deletion of the Councillors K J Ross and A H Trollope-Bellew to the list of Members present at the meeting, the Minutes of the Meeting of the Local Development Panel held on 26 November 2014 be confirmed as a correct record.

**LD15 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	Description of Interest	Personal or Prejudicial	Action Taken
Cllr K J Ross	All Items	Dulverton	Personal	Spoke and Voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted

**LD16     Public Participation**

No member of the public had requested to speak.

**LD17     Approval of the Draft West Somerset Local Plan for Publication**

(Report No. WSC 8/15, circulated with the Agenda.)

The purpose of the report was to recommend to Council that the Draft West Somerset Local Plan to 2032 should be formally published early in the New Year.

The report and appendices were presented in detail by the Planning Policy Manager who advised that this was the first formal procedural stage in the adoption process of the Local Plan. The Local Plan had been developed over the past few years and once it had been agreed it would be placed on deposit in February 2015 in order to undertake formal representation for a six week period. He briefed Members on the proposed policy amendments contained within Appendix 2 to the report and drew Members' attention to the project plan at Appendix 4 which highlighted the key stages and the timeframe for the adoption and publication of the final document. It was noted that from the point of submission of the Local Plan to the Secretary of State, WSC would have no control over how long the remaining stages of the Local Plan timetable would take.

An issue which the Planning Policy Manager wished Members to be highly aware of was that the Exmoor National Park Authority (ENPA) during the preparation of their local plan had concluded that it was not feasible for them to meet the market housing need within the West Somerset part of the Exmoor National Park, which accounted for approximately 250 houses, and as a result had approached WSC with a request for West Somerset to accommodate that figure. The officer explained it was not appropriate for West Somerset to accede to this request and it would be an inappropriate risk to take on due to the increased likelihood of the West Somerset Local Plan being found unsound which would result.

During the discussion, the following specific issues were raised:

- Financial contributions towards affordable housing.
- In terms of development management greater weight could be applied to the policies within the Local Plan following publication stage.
- A Programme Officer would be appointed by the Council who would liaise directly with the Planning Inspector on all correspondence relating to the Plan, and it was confirmed that if the Inspector had any fundamental concerns an exploratory meeting would normally be held to give the Council an opportunity to respond prior to the examination stage.
- Communities needed sustainability of village services which depended on the growth of affordable and market housing development and disappointment was expressed at the ENPA's request.
- It was noted that the last paragraph of the justifying text to Policy SV1 was incomplete and officers confirmed that this would be rectified.

- Offshore activities such as tidal and marine power were not within the remit of WSC, however, as these issues would impact on the District they would not be overlooked.
- The availability of brown field sites and windfall sites being identified and included in the housing land supply for development.
- Clarification was provided on the procedure for reviewing and making amendments to the Local Plan once it had been adopted.
- Hierarchy of settlements - an explanation was provided on how the figures for parish/village settlements were calculated. Parish stock figures were identified in the Strategy and Future Residential Development topic paper (Minute no. LD18) and reference to the topic paper would be included in the sources within the Local Plan.
- Policy SC5B made specific reference to protecting village shops.

The recommendation in the report was proposed and seconded, and it was

**RESOLVED** that it be recommended to Council to:

- Formally publish the Draft West Somerset Local Plan to 2032 attached at Appendix 1, including the policy amendments set out at Appendix 2 and the Figures and Proposals Maps amendments at Appendix 3 and any changes arising from the Sustainability Appraisal Report,
- Adopt the amended Local Development Scheme timetable attached at Appendix 4,
- endorse the schedule of which saved 2006 local plan policies are to be replaced by which new West Somerset Local Plan to 2032 policies attached at Appendix 5,
- Reject the request from Exmoor National Park to accommodate the objectively assessed open market housing need arising from the West Somerset local authority area within the National Park; and,
- Agree that the Published Plan will be submitted to the Secretary of State following the formal representation period subject to the Portfolio Holder for Housing, Health and Well-being, as guided by officers, considering there are no substantive soundness issues raised which would warrant further amendment to the Plan.

**LD18 West Somerset Local Plan 2012-2032 Strategy and Future Residential Development**

(Report No. WSC 10/15, circulated with the Agenda.)

The purpose of the report was to place before the Panel the topic paper that will underpin the Council's case to support Local Plan to 2032 as it moves forward to the Public Examination phase where it will be scrutinised by an independent Planning Inspector. It sets out the case behind the overall strategy and the strategic and locational policies in the Local plan and provides a summary of the evidence used the justification for the approach.

The Principal Planning Officer (Policy), Martin Wilsher presented the report, explaining that the topic paper demonstrated to the Planning Inspector how the Council had developed a strategy, addressed the housing market figures and included proposals for taking it forward. It was emphasised that

the issue concerning ENPA's request had been taken into account and was addressed within the paper, as well as addressing the requirement of the five year housing land supply. The officer went on to highlight the conclusions contained within the paper.

Members thanked the officer for producing such a valuable document to support the Local Plan.

Councillor A H Trollope-Bellew proposed the recommendation of the report which was duly seconded by Councillor I R Melhuish.

**RESOLVED** that the West Somerset Local Plan to 2032 Strategy and Housing Topic Paper, attached at Appendix 1 to the report, be approved as an important component of the evidence-base supporting the Local Plan through the Public Examination stage of the process.

**LD19    West Somerset Local Plan: Infrastructure Delivery Plan**

(Report No. WSC 6/15, circulated with the Agenda.)

The purpose of the report was to acknowledge the preparation of the West Somerset Local Plan to 2032 Infrastructure Delivery Plan attached at Appendix 1, which together with a revised Planning Obligations Supplementary Planning Document and masterplans for the Key Strategic Development sites, will assist with the implementation of the Local Plan's strategy.

The item was presented by the Principal Planning Officer (Policy), Toby Clempson who stated that it was a legal requirement to publish and submit an Infrastructure Delivery Plan. He advised that consultation had been undertaken with the key infrastructure providers, however very few responses had been received. The Plan detailed the infrastructure position pertaining to the key infrastructure areas in the District and where responses had been received these had been incorporated and / or appended. The officer also emphasised that the document was a work in progress and more detail would be added when it became available.

Various questions and issues were then raised by Members and the Principal Planning Officer (Policy) noted them down for consideration/ action.

Councillor K J Ross proposed the recommendation of the report which was duly seconded by Councillor M A Smith.

**RESOLVED** that the Draft West Somerset Local Plan to 2032 Infrastructure Delivery Plan, attached at Appendix 1 to the report, be approved as part of the Publication / Submission documentation for the West Somerset Local Plan to 2032.

**LD20    West Somerset Local Plan: Duty To Co-operate Statement**

(Report No. WSC 9/15, circulated with the Agenda.)

The purpose of the report was to approve the Duty to Co-operate Statement in respect of the Draft West Somerset Local Plan to 2032, attached at Appendix 1, in fulfilment of Section 33A of the Planning & Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act. This provision places a duty on local authorities and relevant statutory bodies to co-operate on strategic planning issues in the preparation of certain statutory planning policy documents including Local Plans. The Duty to Co-operate Statement describes how this has been done.

The item was presented in detail by the Principal Planning Officer (Policy), Toby Clempson who confirmed a lot of work had been undertaken in this regard and he highlighted that in addressing the duty to co-operate, co-operation had taken place between the Somerset local authorities over strategic planning related issues such as housing, joint working on a number of specific strategic issues had taken place and a number of key evidence base studies had also been jointly commissioned during the process. It was reported that Member and officer engagement in the Somerset Duty to Co-operate meeting process with the other Somerset LPAs had taken place. There was a requirement for continuing involvement to fulfil the duty and continuing involvement at Member level was also critical.

Councillor I R Melhuish proposed the recommendation of the report which was duly seconded by Councillor B Heywood.

**RESOLVED** that the Draft West Somerset Local Plan to 2032 Duty to Co-operate Statement, attached at Appendix 1 to the report, be approved as part of the Publication / Submission documentation for the West Somerset Local Plan to 2032.

The meeting closed at 12.53 pm.