

**LOCAL DEVELOPMENT PANEL**

**Minutes of the Meeting held on 14 November 2013**

**Present:**

Councillor K H Turner (Chairman)  
Councillor A F Knight  
Councillor K J Ross

Councillor B Heywood  
Councillor I R Melhuish

**Members in Attendance:**

Councillor A P Hadley

Councillor E May

**Officers in Attendance:**

Martin Wilsher, Principal Planning Officer (Policy)  
Toby Clempson, Principal Planning Officer (Policy)  
Ian Timms, Corporate Manager Housing, Welfare and Economy  
Andrew Goodchild, Planning Manager  
Krystyna Kowalewska, Meeting Administrator

**LD8 Apologies for Absence**

Apologies for absence were received from Councillors S Y Goss, M A Smith and A H Trollope-Bellew.

**LD9 Minutes**

(Minutes of the Local Development Panel held on 12 June 2013 – circulated with the Agenda).

The Principal Planning Officer (Policy), Martin Wilsher took the opportunity to provide an update on the Strategic Market Housing Assessment which related to Minute No. LDF5 – ‘Identifying the full objectively assessed housing need for the area – evidence review update’. He reported that following the commissioning of an update in 2012, the final report had now been received which indicated there were ongoing needs that West Somerset Council needed to address through the local plan process over the 20 year period which included the provision of more affordable housing. It also identified the need to provide specialised housing due to the predicted growth in the older population. The Officer advised that the update report was available to view on the Council’s website and would form part of the evidence base.

**RESOLVED** that the Minutes of the Meeting of the Local Development Panel held on 12 June 2013 be confirmed as a correct record.

**LD10 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:

<b>Name</b>	<b>Minute No</b>	<b>Description of Interest</b>	<b>Personal or Prejudicial</b>	<b>Action Taken</b>
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted
Cllr K J Ross	All Items	Dulverton	Personal	Spoke and Voted

**LD11 Public Participation**

Item 5 – Responses to the Revised Preferred Strategy for the West Somerset Local Plan to 2032 Consultation

Roy Harbour spoke on behalf of Crowcombe Parish Council to the effect that Crowcombe and Stogumber parish councils had submitted a joint response to the consultation exercise and as a point of clarification the response under Crowcombe Parish Council related to policies SC1 and SC4. He requested that the summary of response table be amended to include their joint consultation response under the one heading “Crowcombe and Stogumber Parish Councils”. He also expressed his thanks and appreciation to the officers for the work undertaken.

**LD12 Responses to the Revised Preferred Strategy for the West Somerset Local Plan to 2032 Consultation**

(Report No. WSC 147/13, circulated with the Agenda.)

The purpose of the report was to set out the main issues raised in the responses and to recommend further work necessary to prepare a sound Local Plan for formal publication and submission; also to provide a summary of all the responses to the consultation exercise.

The report was presented in detail by the Principal Planning Officer (Policy), Toby Clempson who advised that an eight week consultation period on the revised Preferred Strategy for the Local Plan had been undertaken which arose from the changes to the NPPF. He informed that the report set out the main issues raised during the consultation which required action or adjustment to the Plan. Appendix A to the report set out the points made by the 110 respondents. He emphasised that all the responses received during the first four stages of consultation on the Local Plan were important and the main issues raised in these representations would be put forward to the Inspector as part of the Examination. The Officer then went on to highlight the main issues identified which may necessitate further action.

During the discussion, the following main issues were raised:

- The main strategic issue to address was meeting the full objectively assessed housing need for the area and to identify specific sites.
- It was necessary to carry out a piece of work to demonstrate the viability of the strategy.

- The evidence of how the key strategic sites were allocated would be on the Council's website and more clearly signposted, and it was important to get right the number and size of the sites.
- Further explanation as to what the Plan intends would be developed.
- Clarification on the building development line was requested and it was confirmed that it was intended to remove the development boundaries from Minehead, Watchet and Williton and the primary and secondary villages.
- Master planning major development areas would help implement the Local Plan key strategic sites and would manage the requirement of the 3 hectares of non-residential uses on each of the sites.
- The requirement to meet the 60% of affordable housing need was one of the most difficult problems faced in trying to prepare the Local Plan and national guidance did not explain how to tackle such a situation.
- The ways in which affordable housing was delivered needed to be further investigated.
- A landscape impact assessment would be undertaken.
- In response to comments made by the Trustees of Wyndham Estate, it was advised that the master planning process would ensure that basic infrastructure and access was sufficient to support future larger sites, however future proofing on windfall sites was more difficult.
- All the sites considered by Members of the Local Development Panel had been canvassed with the Highways Agency and those that were not safely accessible had been removed from the process.
- In response to a query as to how much the commissioning of the works detailed in the recommendation of the report would cost, a figure was currently being put together which would require a supplementary estimate, however it was believed, based on previous history, to be in the region of £20,000.

Councillor K J Ross proposed the recommendations in the report which were seconded by Councillor I R Melhuish.

**RESOLVED (1)** that it be recommended to Council to resolve to commission the following pieces of evidence arising from the responses and which are necessary in order to submit a sound Local Plan for examination by the Secretary of State:

- An assessment of the Local Plan strategy demonstrating its viability
- A Heritage Asset Study
- A landscape impact assessment of the proposed development allocations at Minehead

**RESOLVED (2)** that it be recommended to Council to note the likely requirement for a supplementary estimate to support the delivery of these studies.

**LD13 Update on Production of Design Guide and Major Developments SPD**

(Report No. WSC 146/13, circulated with the Agenda.)

The purpose of the report was to provide Members with an opportunity to comment on and inform the working draft of the Design Guide and Major Developments SPD.

The report was presented in detail by the Planning Manager who provided an update on progress. He advised that the Guide was a key link between the Local Plan and the day to day work of the planning team and was currently work in progress. The document, attached as an appendix to the report, was set out in four sections, and the Planning Manager then provided Members with a brief description of each section. It was noted that work on the strategic sites (section F of the Guide) could not yet be published without the Principal Planning Officers (Policy) having finished their work in terms of which sites were to be identified. Members of the Panel were requested to forward any further comments relating to the Guide to the Planning Manager.

During discussion on the Design Guide, the following points were highlighted:

- Within the section entitled 'Character Areas: the southern flanks of Exmoor' it was suggested that the following areas be recognised and included in terms of significant development – Dulverton, Battleton, Oldways End and East Anstey.
- The wider housing needs would be addressed to achieve a better appropriate mix of market and affordable houses.
- Points raised about the provision of service conduits during the development stage and for developers to supply household bins were recognised.
- Concerns were expressed relating to section E.2.5 of the Guide relating the allocation of larger sites for mixed use development and the requirement to deliver employment land at the same time as the accompanying residential development and how this would work.
- Creative thinking and working with the Economic Development team on the range and mix of employment space provision would help provide the best business opportunities in West Somerset.
- The Local Enterprise Partnership in conjunction with WSC were currently developing the Somerset Growth Plan in order to create flexible spaces and attracting high quality businesses in to the area.
- It was noted that to obtain funding it was essential to allocate areas of land for employment on the key sites.

Councillor A F Knight proposed the recommendation in the report which was seconded by Councillor K J Ross.

**RESOLVED** that the progress in the production of the Design Guide and Major Development SPD be noted.

The meeting closed at 4.40 pm.