

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 15 February 2011

Present:

Councillor K H Turner (Chairman)
Councillor A J Palmer

Councillor I R Melhuish

Members in Attendance:

Councillor T Taylor

Councillor E May

Officers in Attendance:

Ian Timms, Group Manager – Housing & Community
Martin Wilsher, Principal Planning Officer, LDF
Toby Clempson, Principal Planning Officer, LDF
Andrew Goodchild, Planning Manager
Krystyna Kowalewska, Meeting Administrator

LD16 Apologies for Absence

An apology for absence was received from Councillor C Morgan.

LD17 Minutes

(Minutes of the Local Development Panel held on 16 November 2010 – circulated with the Agenda).

RESOLVED that the Minutes of the Local Development Panel held on 16 November 2010 be confirmed as a correct record.

LD18 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 I R Melhuish	All Items	Minehead	Personal	Spoke and voted
Cllr A J Palmer	All Items	Porlock	Personal	Spoke and voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and voted

LD19 Public Participation

No member of the public had requested to speak on any item on the agenda.

LD20 West Somerset Council Position Statement on major energy generation proposals within the District

(Copy of the West Somerset Council Position Statement on Major Energy Generation proposals within the District Discussion Paper - circulated with the Agenda).

Principal Planning Officer (M Wilsher) presented a discussion paper and reported that the Council currently has no planning policy that deals with major energy generating development proposals within West Somerset. In light of the proposed nuclear power generation development at Hinkley Point, a Position Statement by West Somerset Council is needed in order to clarify its position and to help facilitate negotiations in respect of any future development.

The following points were raised:

- The LDF Core Strategy would provide statutory planning policy on the matter in due course, but in order to express West Somerset Council's current position regarding major energy generation proposals within the District, a statement with regard to such development is considered to be helpful.
- The statement would not carry as much weight as a statutory policy, but in the absence of a statutory planning policy it would help provide clarity.
- The Planning Manager informed Members that a report on the Hinkley Point C Project Joint Supplementary Planning Document would be presented to Full Council on 16 February 2011. This consultation document would provide a useful evidence base to assist with testing the Hinkley Point C proposals as they come forward.

RESOLVED that the Local Development Panel accepts the need for a Position Statement on major energy generation projects and their associated infrastructure. It recommends the proposed Statement and its justification to Cabinet and Full Council for their consideration and endorsement.

LD21 Williton Masterplan

Principal Planning Officer (T Clempson) informed Members of West Somerset Council's emerging Masterplan for Williton.

The Masterplan was a technical document which would help to inform the Council when considering long-term development opportunities for Williton, and would look at the vision for Williton for the next 10-15 years. It would also form part of the technical evidence base for the LDF Core Strategy.

The Masterplan was being developed in response to EDF Energy's plans for a Park and Ride in Williton and would help to ensure that development in Williton did not take place on a 'piecemeal' basis.

He reported that work on the Masterplan was progressing and that once it was finalised, a report would be presented to the Local Development Panel.

During discussion Members requested an update meeting of the Williton Regeneration Forum.

LD22 Developing the LDF Core Strategy Policies

(Consideration of policy slides from the LDF Core Strategy Seminar Presentation held on 26 January 2011 - circulated at the Meeting).

Following an LDF Core Strategy Members' Seminar that was recently held on 26 January, the Panel Members discussed the suggested policies/policy subjects which should be included in the Core Strategy.

The following points were noted:

- Policies in the Core Strategy would provide a statutory 'hook' for more detailed guidance in the future.
- The view was expressed that the smaller settlements also need to have the possibility of some additional development, perhaps open market as well as affordable housing.
- Settlement policies would need to be flexible and criteria-based, providing an appropriate level of strategic guidance for development in the different types of settlement. Existing settlement boundaries may be reviewed and some could be deleted.
- The proposed policy subjects / purposes are for discussion at this stage and are not final.
- Have to be mindful of what the housing requirements are for West Somerset in order to have an appropriate mix of housing types. An Older Persons Housing Strategy is being developed and a lot of work on 'under-occupation' is being undertaken, which would be presented to Members in the future.
- Increase/improve bus services between Minehead and Bridgwater.
- Policy TR2 - amend the word "must" (...be located) to read "is advised to".
- Members requested that the list of items deleted from the Local Plan, and not currently included in the list of proposed Core Strategy policies, be reported to the next Panel meeting.
- The Members' Seminar was very informative, however it was felt that it was slightly rushed towards the end due to the amount of discussion that took place. It was suggested that two sessions would be more beneficial in future. The Principal Planning Officers took this on board and would be grateful for any other suggestions on how to make such sessions more effective in future.
- Local Development Panel meetings would need to be held more frequently in the future due to the fact that the process is likely to accelerate with work on drafting the Core Strategy policies being imminent.

LD23 Update on the Implications of the Draft Localism Bill Proposals for Planning

(Copy of planning policy specific extracts from: "A Plain English Guide to the Localism Bill" (CLG, January 2011) and Appendix 2 from "Supporting

Communities and Neighbourhoods in Planning' (CLG, January 2011) –
circulated at the Meeting).

This item was deferred and an update would be presented to the next Local
Development Panel meeting.

The meeting closed at 4.50 pm.