

**LOCAL DEVELOPMENT PANEL**

**Minutes of the Meeting held on 18 October 2011**

**Present:**

Councillor K H Turner (Chairman)  
Councillor S Y Goss  
Councillor K J Ross

Councillor C Morgan  
Councillor I R Melhuish  
Councillor M A Smith

**Members in Attendance:**

Councillor A P Hadley  
Councillor P H Murphy  
Councillor D J Sanders

Councillor K M Mills  
Councillor D D Ross

**Officers in Attendance:**

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

**LD15 Apologies for Absence**

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

**LD16 Minutes**

(Minutes of the Local Development Panel held on 14 September 2011 – circulated with the Agenda).

**RESOLVED** that the Minutes of the Meeting of the Local Development Panel held on 14 September 2011 be confirmed as a correct record.

**LD17 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
Councillor S Y Goss	All Items	Quantock Vale	Personal	Spoke and Voted
Councillor C Morgan	All Items	Quantock Vale	Personal	Spoke and Voted

Councillor P H Murphy	All Items	Watchet	Personal	Spoke
Councillor K J Ross	All Items	Dulverton	Personal	Spoke and Voted

**LD18 Public Participation**

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

**LD19 Strategic Directions of Growth**

(Report No. WSC132/11, circulated with the Agenda.)

The purpose of the report was to inform Members of the potential options for strategic levels of development around the three key settlements identified in the emerging West Somerset Local Plan (previously known as the LDF Core Strategy) and enable decisions to be made in respect of these, so that they could be incorporated in the draft Local Plan Preferred Strategy document.

The Principal Planning Officer (M Wilsher) briefed the Panel on the strategic development areas of search and asked Members to identify what areas they would like to consult on. He reported particularly on the factors influencing choices on directions of growth around Watchet and Williton as these were not resolved at the Members seminar held in August.

During the lengthy debate, the following points were raised:

- Following the completion of the Core Strategy Options consultation, Minehead, Watchet and Williton had been identified, in sustainability terms, as the most suitable settlements to accommodate the majority of future development.
- In terms of infrastructure requirements arising from new development, the provisions of the draft National Planning Policy framework had been taken into consideration – in particular concerning the viability of development schemes..
- The extent of the sub-areas of search shown on the maps were not absolute, broad locations for growth only needed to be identified and it was stressed that the whole of each sub-area need not necessarily be deemed appropriate for development. The growth area locations would be subject to review following the consultation process.

It was proposed by Councillor K J Ross and seconded by Councillor C Morgan to also include sub-areas A3, A9, B1 and B2 to the preferred directions of strategic growth in relation to Minehead in addition to those set out in the report. On being put to the vote the amendment was CARRIED.

**RESOLVED (1)** that the preferred directions of strategic growth in relation to Minehead (Sub-Areas; A3, A4, A5, A6 and A9; B1 and B2) and Dunster

Marsh (Sub-Areas; C1, C2 and C3) be tested as part of the (new) Local Plan Preferred Strategy consultation process.

**RESOLVED (2)** that the preferred direction(s) of strategic growth in relation to Watchet (Sub-Areas; E1, E2, E3, and E4; D1 and D2) and Williton (Sub Areas; F1, F2, F3 and F4; G1 and G2; H1 and H2) be tested as part of the (new) Local Plan Preferred Strategy consultation process.

**LD20 Draft West Somerset Local Plan\* Preferred Strategy**

(Report No. WSC131/11, circulated with the Agenda.)

The purpose of the report was to facilitate the publication of the Draft West Somerset Local Plan\* Preferred Strategy for public consultation. Responses to this public and stakeholder engagement exercise would be used to help with the preparation of a sound Local Plan for formal submission to the Secretary of State for examination.

(\*Formerly known as the West Somerset Local Development Framework Core Strategy.)

The report was presented by the Principal Planning Officer (T Clempson) who advised that each policy had three supporting sections namely 'Purpose' (what the policy was meant to achieve); 'Assumptions' (which the policy was based on); and 'Justification' (information supporting the policy). He confirmed that the covering letter to the consultation would highlight the two alternative sections (1D) in Policy SC4 ; he also reported that, following work with the Primary Care Trust, an additional policy had been inserted - Policy CF2 Planning for Healthy Communities.

During the discussion, the following amendments to the Draft Preferred Strategy were suggested:

- Paragraph 2.6
  - Butlins holiday camp should be amended to read Butlins holiday centre
  - Reword the sentence relating to 'increasingly ageing population'
- Paragraph 2.9 should make reference to the Park and Ride proposals at Williton
- Paragraph 3.2 should mention the West Somerset Economic Strategy as evidence base

Councillor K Ross expressed his thanks for the hard work the officers had undertaken in preparing the document.

**RESOLVED** that the Principal Planning Officers (T Clempson and M Wilsher) are granted delegated authority to amend the draft Local Plan Preferred Strategy prior to its publication for public consultation.

**LD21 West Somerset Local Plan\* Evidence Base Studies Update**

**WEST SOMERSET COUNCIL**  
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The notes provided an update on progress pending a presentation on the results of the most recent evidence base work to the next meeting of the Local Development Panel – date to be confirmed.

The meeting closed at 12.17 pm.