

LOCAL DEVELOPMENT PANEL

**Minutes of the Meeting held on 25 November 2015
at 2.30 pm**

Present:

Councillor K H Turner (Chairman)
Councillor S Y Goss
Councillor B Maitland-Walker
Councillor R Thomas (substitute)

Councillor I Aldridge
Councillor B Heywood
Councillor J Parbrook
Councillor T Venner

Members in Attendance:

Councillor M Chilcott
Councillor G S Dowding
Councillor K Mills
Councillor A Trollope-Bellew

Councillor M Dewdney
Councillor R Lillis
Councillor C Morgan
Councillor R Woods

Officers in Attendance:

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

LD14 Apologies for Absence

An apology for absence was received from Councillor D Archer; Councillor R Thomas attended as his substitute.

LD15 Minutes

(Minutes of the Local Development Panel held on 28 July 2015 – circulated with the Agenda).

RESOLVED that, subject to moving Councillors D Archer and T Venner to those listed as 'Present' and indicating that Councillor A Trollope-Bellew attended the meeting as a substitute for Councillor K Turner, the Minutes of the Meeting of the Local Development Panel held on 28 July 2015 be confirmed as a correct record.

LD16 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 25.11.15

Name	Minute No	Description of Interest	Personal or Prejudicial	Action Taken
Cllr I Aldridge	All Items	Williton	Personal	Spoke and voted
Cllr S Goss	All Items	Stogursey	Personal	Spoke and voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and voted
Cllr C Maitland-Walker	All Items	Carhampton	Personal	Spoke and voted
Cllr J Parbrook	All Items	Minehead	Personal	Spoke and voted
Cllr C Morgan	All Items	Stogursey	Personal	Spoke
Cllr A Trollope-Bellew	All Items	Crowcombe	Personal	Spoke

In addition, Councillor Trollope-Bellew declared an interest as a landowner in Crowcombe.

LD17 Public Participation

Agenda Item 6 – West Somerset Local Plan to 2032 Interim Release of Sites

Faye Barringer-Capp spoke on behalf of Carhampton Parish Council and raised concerns and observations relating to the site at land adjacent to Garlands, Withycombe Lane, Carhampton (CAR6). She requested that Members of the Panel reject this site as it was unsuitable for housing on the grounds that it would exacerbate the flooding problems in Carhampton, and highlighted various reasons as to why the access was unsuitable.

Phil Gannon spoke on behalf of Old Cleeve Parish Council in respect of two sites - land east of Washford Mill, Washford (WAS4); and land and south of A39 between Halscombe House and Blenheim House, Washford (WAS5). He informed the Panel that the parish council objected to the late inclusion of the sites as no prior consultation had taken place and gave reasons as to why the sites were unsuitable for housing development, which included flooding, no gas supply, Cleeve Abbey would be threatened, few employment prospects or tourism benefit. Mr Gannon also highlighted that there was an error in the wording of SHLAA ref. CHC1, contained within Appendix A of the report, and that the word 'not' should be deleted.

LD18 West Somerset Authority Monitoring Report (AMR) 2012-2014

(Report No. WSC 164/15, circulated with the Agenda.)

The purpose of the report was to inform the Panel of the new Authority Monitoring Report (AMR), which provides direct focus on the implementation of development plan policies in the emerging West Somerset Local Plan to 2032.

The Planning Policy Officer presented the report, summarising the key issues contained within. It was reported that the AMR would be updated annually and published on the West Somerset Council's website. One of the indicators being measured within the AMR related to new dwellings which was on the increase and site visits would be undertaken annually to obtain accurate figures. It was emphasised that the AMR contained indicators and data that provided a baseline to assess performance against, and it also supported the Local Plan at the examination stage.

Clarification was provided that the population figures related to the Local Planning Area and did not include statistics about the Exmoor National Park Authority area.

The recommendation was proposed and seconded.

RESOLVED that the report be noted and it be endorsed as a basis for monitoring the emerging Local Plan.

LD19 West Somerset Local Plan to 2032 Interim Release of Sites

(Report No. WSC 174/15, circulated with the Agenda.)

The purpose of the report was to identify the need for and, scope to, recognise an interim release of sites that would form part of the emerging Local Plan to 2032, including the Sustainability Appraisal of the sites considered.

The report was presented in detail by the Principal Planning Officer (Policy) – Martin Wilsher who advised on the concerns raised by the Planning Inspector. He informed on how the 9 sites were selected for their suitability for residential development, which were assessed by an independent panel using four criteria – availability, suitability, achievability and viability; and their decisions were contained in the recommendations of the report. He further advised that the Local Plan and any sites considered had to be subject to a Sustainability Appraisal, and this had been independently carried out and completed, with the exception of some issues relating to ecology and these would be presented to the Panel in due course. The Principal Planning Officer (Policy) responded to the questions and concerns raised by the public speakers, and provided assurance that the land put forward had been nominated by the landowner or in the knowledge that the landowner was happy for the land to be developed.

The Planning Policy Manager clarified that, if the Panel were minded to approve the recommendations of the report, it would still be for the Local Plan Inspector to determine if they were appropriate for inclusion and at this point, public consultation would be undertaken on all the sites put forward for consideration as part of the Examination process.

A lengthy debate ensued and various questions and issues were raised by Members. The main points of discussion focussed on:

- The method and timescales on how the sites were selected and nominated, and the composition of the independent panel.
- Concerns as to why some sites were not suitable for housing.
- Matters of concern pertaining to planning issues would be addressed at the appropriate time via the planning process.
- The Infrastructure Delivery Plan and the Community Infrastructure Levy.
- Photographic evidence would be useful to obtain a better understanding of the sites' locality.
- There appeared to be some discrepancy about one of the sites being available for development and it was confirmed that this matter would be investigated.

The officers advised that it was important to seek to address the issues raised by the Inspector and it was explained that the sites identified as potential allocations for consideration would be assessed robustly through the examination process. The Panel was informed of the proposed way forward in order to have a sound Local Plan document. During the examination process anyone expressing an interest could make representations on the appropriateness of the sites and there would be a more formal opportunity for the community to comment; and officers felt that this was an appropriate route for the Plan to move forward, and advised Members that everything would be subject to scrutiny.

Councillor S Goss proposed the recommendations which were duly seconded by Councillor B Heywood.

On being put to the vote the recommendations were LOST (votes were cast 5 against and 3 for). In order for the Local Plan to progress through the examination process, it was agreed to vote on the sites separately and to give consideration to further alternative/additional sites in Stogursey and/or Crowcombe. There was no further debate and it was

RESOLVED (1) that the (SHLAA) sites listed below be endorsed and that further consideration be given to identify sites in Stogursey and Crowcombe, and it be recommended to Full Council that they form part of the proposed amendments to the submitted West Somerset Local Plan to 2032, so that they can be forwarded to, and considered by the Inspector through the examination process. The sites comprise:

1. land at Minehead & Exmoor Caravan Park, Minehead (MIN4)
2. land at Liddimore Farm, Watchet (WAT9)
3. land south of Little Luke Farm, Shurton Lane, Stogursey (SGR3)

RESOLVED (2) that formal recognition of these sites by the Council would act as a tacit acceptance of the suitability of sites. Without such a recognition, the Council would be unable to argue that these are "deliverable" before such time as a subsequent Site Allocations Development Plan has been adopted.

LD20 Consideration of Potential Amendments to the West Somerset Local Plan in response to matters raised by the Examination Inspector in Initial Correspondence

(Report No. WSC 175/15, circulated with the Agenda.)

The purpose of the report was to consider the wording of potential changes to the Plan's policies for forwarding to the examining Inspector in respect of the compliance issues which he has identified.

The Planning Policy Manager presented the item and provided Members with the background information. Subject to approval, the provisional amendments to the Plan, as set out in the report, would be used to prepare the Council's submission for the Examination hearing in the new year. He then reported in detail on the proposed amendments to the Local Plan and emphasised that they were not formal changes to policy as some may be subject to public consultation.

Members then asked a series of questions relating to heritage asset issues and how these would affect the predicted number of dwellings on specific sites; the requirement for low-density housing on the Williton site; and whether the review of existing policies was necessary and budgeted for.

Councillor B Maitland-Walker proposed the recommendation of the report which was seconded by Councillor T Venner.

RESOLVED that it be recommended to Council to endorse the potential amendments to the submitted West Somerset Local Plan policies set out at Appendix 1 to the report, so that these may be forwarded to be considered by the Inspector through the examination process.

LD21 West Somerset Local Plan to 2032 Update on the Implications of Recent Statistical Projections on the Objectively Assessed Housing Need

(Report No. WSC 176/15, circulated with the Agenda.)

The purpose of the report was to inform the Panel of the findings of the recently commissioned studies dealing with future population and household projections and their implications for West Somerset and the emerging Local Plan to 2032.

The Principal Planning Officer (Policy), Martin Wilsher presented the report and provided detailed background information. He advised that the report addressed the issues raised by the Planning Inspector with regard to the Objectively Assessed Housing Need (OAN) which underpinned the housing requirement figure. He drew Members' attention to the conclusions of the review contained within the report, advising that the requirement to provide 2.900 new dwellings would not be revised as the long-term housing delivery had remained consistent over a long period.

During the debate the following main points were raised:

- The housing requirement for Hinkley Point construction workers and the impact on the local housing market.
- The development plan process would be under continual review and updated accordingly.
- Members congratulated the officers for their work in preparing the report.

Councillor J Parbrook proposed the recommendations which were duly seconded by Councillor B Maitland-Walker.

RESOLVED (1) that the content and conclusions of the report and the contents of the various studies referred to within it be noted.

RESOLVED (2) that it be confirmed to the Inspector examining the West Somerset Local Plan to 2032 that the Local Development Panel considers the evidence used in determining the Objectively Assessed Housing Need for the local planning authority area, and the housing requirement figure planned for within it, remains the same as that which was included in the Submission Draft.

The meeting closed at 5.10 pm.