

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 28 June 2011

Present:

Councillor K H Turner (Chairman)
Councillor I R Melhuish

Councillor A F Knight
Councillor M A Smith

Members in Attendance:

Councillor E May
Councillor R P Lillis

Councillor M O A Dewdney

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

LD1 Apologies for Absence

Apologies for absence were received from Councillor B Heywood and C Morgan.

LD2 Minutes

(Minutes of the Local Development Panel held on 19 April 2011 – circulated with the Agenda).

RESOLVED that, subject to amending the wording in Minute No. LD24 paragraph 3 to read 'With regard to LD22'..., and removing Councillor I R Melhuish from the Declarations of Interests, the Minutes of the Local Development Panel held on 19 April 2011 be confirmed as a correct record.

LD3 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 H Turner	All Items	Brompton Ralph	Personal	Spoke and voted

LD4 Public Participation

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

LD5 Core Strategy Presentation and Localism Bill update

The Principal Planning Officer (T Clempson) gave a presentation outlining the purpose and process for preparing the Local Development Framework Core Strategy.

The Principal Planning Officer (M Wilsher) presented a series of areas of search for potential strategic development sites. Copies of the presentation would be circulated to all Members.

During the presentations, the following comments were made:

- A glossary of LDF terms and acronyms is on the West Somerset Council website for information.
- The Core Strategy is an important statutory Council planning policy document and is the most important part of the LDF, setting out the spatial vision and strategic objectives for planning within the area, including the location and quantity of future development to 2026.
- It was noted that Members need to bear in mind how many dwellings can be realistically provided in West Somerset – the evidence supports 2,500.
- The Planning Obligations Supplementary Planning Document helps to address the provision of affordable housing through the development of open market housing sites which also provide a proportion of affordable housing.
- The Core Strategy process consists of a number of stages. A Preferred Strategy is currently being drafted as the final part of the “frontloading” stage – this is the process of gathering evidence, issues and views on the nature of the area, the challenges and opportunities which exist and options for planning policy to address them.
- West Somerset Council is working closely with the Exmoor National Park Authority, meeting regularly at officer level to discuss the development of each other’s Core Strategies. A number of evidence base studies have been jointly commissioned. However, it was clarified that, due to the different statutory duties underpinning the National Park Authority’s activities, the ENPA Core Strategy has to be prepared separately from the Council’s.

The Principal Planning Officer (M Wilsher) reported that, as part of the Core Strategy process, appropriate locations for strategic development areas must be identified. He confirmed that Strategy Option 1, selected as the basis for preparing the Preferred Strategy, concentrates the majority of development at the three main settlements of Minehead, Watchet and Williton. Using a range of evidence, including the Council’s Strategic Housing Land Availability Assessment, the Principal Planning Officers (LDF) had identified areas of search for strategic development and would be assessing them to identify the most appropriate directions of growth to fulfil the strategy for each of the settlements. He then went on to present the areas of search illustrated with location maps.

LD6 Developing Policies for the West Somerset Core Strategy Preferred Strategy

This item was deferred to the next meeting of the Local Development Panel to be held on 26 July 2011.

It was noted that two extra meetings in August would need to be scheduled to complete consideration of the draft policies and the Principal Planning Officers would email Panel Members with suggested dates.

ACTIONS

Action	Officer Responsible
Email Panel Members with suggested dates for two additional Local Development Panel meetings in August.	TC / MW

The meeting closed at 4.18 pm.