

LOCAL DEVELOPMENT PANEL

**Minutes of the Meeting held on 28 July 2015, The Council Chamber, Williton
at 10.30 am**

Present:

Councillor S Goss (Chairman)
Councillor B Heywood
Councillor J Parbrook
Councillor T Venner

Councillor D Archer
Councillor B Maitland-Walker
Councillor A Trollope-Bellew

Members in Attendance:

Councillor M O A Dewdney

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
Andrew Randell, Meeting Administrator

LD8 Apologies for Absence

An apology for absence was received from Councillor K Turner and Councillor A Trollope-Bellew attended as his substitute.

LD9 Minutes

(Minutes of the Local Development Panel held on 10 June 2015 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 10 June 2015 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:

Name	Minute No	Description of Interest	Personal or Prejudicial	Action Taken
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 D Archer	All Items	Minehead	Personal	Spoke
Cllr A Trollope-Bellew	All Items	Crowcombe	Personal	Spoke

LD11 Public Participation

No member of the public had requested to speak.

LD12 West Somerset Strategic Housing Land Availability Assessment Update

(Report No. WSC 116/15, circulated with the Agenda.)

Councillor Trollope-Bellew declared an interest as a landowner on the sites of CRO 1, 2 and 3.

Councillor Venner declared an interest to section 4.7 of the report as a property owner.

The purpose of the report was to set out the results of the Council's Strategic Housing Land Availability Assessment Panel's consideration of sites which had been submitted to the Council as having the potential to form part of the Council's future housing land supply.

The Principal Planning Officer presented the report, informing the housing elements of the Council's Corporate Priorities. In particular, local democracy objective 2 relating to maximising the funding opportunities from Central Government in relation to the provision of new housing and, new Nuclear Development at Hinkley Point Objective 5 relating to the availability of adequate availability of housing supply to meet demand

Various questions and issues were raised by Members, and the following main points were discussed:

- The old hospital at Minehead was discussed. This had been regarded as an employment site previously but had been nominated for residential use but was likely to be considered for mixed use.
- Members requested for the table provided in the report be accessible on the internet.
- Concern was expressed in relation to the settlement limit being breached, if this was done in other applications then it could set a precedent to be breached on other sites.

- Those sites that were nominated would not allow planning conditions to determine their nomination. In addition there was no control over sites submitted and development limits.
- If nominated then sites would have to be considered but planning permission was still for the authority to determine.
- Potential flood risks on some of the sites that were submitted were discussed. Particularly in relation to surface water.
- Members were advised that Flood Risk Assessments would be required at the planning application stages.
- The composition of the panel to determine the sites were made up of a national housebuilder, a regional house builder and 3 registered housing providers who all held an interest in the development of the sites.
- There was a general consensus and agreement with all the verdicts on conclusions that were went through.

Councillor Trollope-Bellew proposed the recommendation of the report which was duly seconded by Councillor Maitland-Walker.

RESOLVED that the panel notes the content and findings of the SHLAA Update report and endorses it as forming part of the evidence-base supporting the local plan to 2032 through its subsequent stages to adoption.

LD13 Submission of the Draft West Somerset Local Plan – Verbal Update

The purpose of the verbal update was to present a verbal update on the formal submission of the Local Plan to the Secretary of State for Communities and Local Government for Examination.

Principal Planning Officer (Policy) Toby Clempson, gave a verbal update on matters relating to the formal submission of the Local Plan to the Secretary of State for Communities and Local Government for Examination, which would take place on the 31st of July. It was clarified that amendments to policies CC2 and CC6 had been incorporated in the Submission Draft Local Plan.

The question of how the matter of the information which had not been forthcoming from utility providers in the Infrastructure Delivery Plan would be addressed was raised. It was indicated that as the plan's proposals became closer to implementation the various works needed to develop the Plan's allocations would become more clearly defined. The importance of involving the Internal Drainage Board in the preparation of the Infrastructure Delivery Plan was also emphasised.

A discussion ensued about the prospects for introducing the Community Infrastructure Levy within West Somerset in view of the changes to the provisions for using S106 agreements to fund infrastructure. Officers acknowledged that in irrespective of whether or not the Council wished to

introduce CIL, there will need to be a thorough review of the Infrastructure Delivery Plan.

The question of whether the Local Plan would now gain more weight in the development management decision making process was also raised. It was indicated that the Local Plan did gain some weight with submission (although it would only gain its full weight on adoption). In respect of policies which had not been subject to a significant weight would be greater in terms of the level of challenge in representations.

Various questions and issues were raised by Members, and the following main points were discussed:

- CC2 and CC6 were now incorporated to include representations from historic England were still to be determined.
- Following questioning relating to the parsonage farm site, it had been decided that further work evidence was required on the site, this was to be completed by the end of the week and made publically available.
- Referring to the Strategic Housing Land availability assessment, it was considered that this would form part of the infrastructure delivery plan, which would be incorporated into the pack of submission documents of framework that would be submitted.
- The costings of infrastructure projects was discussed.
- The policy framework of the New Homes Bonus was not set in favour of small authorities due to new housing being provided were not large developments.
- Concerns were expressed in relation to drainage provision from Wessex water being overloaded and that additional drainage infrastructure would be needed.
- Officers were advised that the ability to 'pool' section 106 monies is greatly limited and as a consequence CIL may represent the best opportunity to maximise financial contributions from new development.
- In order to introduce CIL the council must first ensure it can demonstrate a funding gap between infrastructure required and what could otherwise be secured. Then it must prepare and consult on a set of draft charges which must be financially viable.
- Members commended officers for work undertaken on the draft West Somerset Local Plan.
- Councillors were informed that the Policy Advisory Group to be held on 29th July would discuss section 106 and CIL setting out the pros and cons.

RESOLVED that the update be noted.

The meeting closed at 11.40 am.