

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 26 November 2014

Present:

Councillor K H Turner (Chairman)
Councillor S Y Goss
Councillor I R Melhuish

Councillor A F Knight
Councillor B Heywood
Councillor M A Smith

Members in Attendance:

Councillor M O A Dewdney
Councillor E May

Councillor A P Hadley

Officers in Attendance:

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

LD6 Apologies for Absence

Apologies for absence were received from Councillors K J Ross and A H Trollope-Bellew.

LD7 Minutes

(Minutes of the Local Development Panel held on 9 September 2014 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 9 September 2014 be confirmed as a correct record.

LD8 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 S Y Goss	All Items	Stogursey	Personal	Spoke and Voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted

LD9 Public Participation

No member of the public had requested to speak.

LD10 Publication of the West Somerset Historic Environment Issues Paper

(Report No. WSC 166/14, circulated with the Agenda.)

The purpose of the report was to formally acknowledge the West Somerset Historic Environment Issues Paper as part of the Council's Local Plan evidence base.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who provided Members with the background information, advising that the Local Plan would be found unsound if the Council did not have a proper piece of evidence describing the historic assets within the area. He drew Members' attention to what was included in the issues paper and reported that the document, which was an extremely valuable document for the Council, helped to justify the Local Plan in terms of how the historic environment was dealt with and it would also be used for development management purposes. Also contained within were specific changes to policies and two additional policies which Members had already agreed on, thereby contributing specifically to creating the right policies for the Local Plan.

Councillor A F Knight proposed the recommendation in the report, which was seconded by Councillor S Y Goss.

In response to a question relating to the mitigation requirements for Minehead, the officer reported that it was open for discussion and was being highlighted as a good thing to happen.

RESOLVED that "The West Somerset Historic Environment Issues Paper April 2014", attached to the report, be endorsed as part of the Council's Local Plan evidence base.

Administrator's Note: Prior to the start of the discussion of this item Councillor I R Melhuish requested that his frustration at the situation regarding the slow progress being made on the Local Plan and the fact that the matter was not moving forward be minuted.

LD11 Revised West Somerset Statement of Community Involvement

(Report No. WSC 167/14, circulated with the Agenda.)

The purpose of the report was to recommend the adoption of an updated Statement of Community Involvement for the Council setting out how it will involve the community and other interested parties in the preparation of planning policy documents and also in the development management process.

The Principal Planning Officer (Policy), Toby Clempson presented the report, explaining that the purpose of the Statement of Community

Involvement (SCI) was to help the public understand how they could become involved in planning activities. Following a number of changes to local planning regulations an updated SCI had been produced to reflect the way WSC was operating and the regulations it was operating within. The Officer emphasised that it was a statutory requirement for the Council to prepare an SCI, and he then provided a summary of the document's contents.

Councillor I R Melhuish proposed the recommendation of the report which was duly seconded by Councillor B Heywood.

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

- Clarification was provided that the Supplementary Planning Document was already covered by the sustainability appraisal for the statutory policy.
- It was agreed to add the Low Carbon Partnership West Somerset and Exmoor as a consultee to the General Consultation Bodies, section a, contained in Appendix A to the SCI.
- A request was made to amend the wording to the 'Decisions' paragraph within the 'Community Involvement in Development Management' section of the SCI to explain how applications were presented to the Planning Committee in order to make the public more aware of the fact that they could approach their Ward Member to request that applications be decided by Members of the Committee. It was agreed that an appropriately worded sentence be included to explain the procedure.
- Raise the profile of public consultation methods to encourage more of the general public to take part.
- Due to an oversight, it was confirmed that Old Cleeve Parish Council would be included on the list of statutory consultees.
- In response, the Officer advised that electronic communication was acceptable in terms of sending out consultations and the next stage in the process was a formal statutory deposit and any comments received would be considered by the Inspector.
- Members were advised as how the Local Plan would be publicised once it had been deposited. A hard copy would be sent to all parish and town councils.

RESOLVED that it be recommended to Council to adopt the revised West Somerset Statement of Community Involvement.

LD12 Verbal update on the 2014 Strategic Housing Market Assessment Review

The Principal Planning Officer (Policy), Martin Wilsher advised that the evidence base underpinned the Local Plan. He reported on an update to the Strategic Housing Market Assessment which had recently been commissioned in terms of the housing requirement so that the most up to date data and projections for the housing need in the West Somerset planning authority area could be incorporated in the evidence base. Included in the update were changes in the way numbers were calculated by the Office for National Statistics in relation to internal migration and

household growth. The Panel was advised that there were no significant consequences identified for West Somerset, the duty to cooperate had been complied with and the study would be up to date prior to examination.

Administrator's Note: During the meeting the following matters were raised as points of information:

- Date of additional meeting – it was agreed to timetable an additional meeting of the Local Development Panel on 6 January 2015, time to be agreed. The reason for the urgency of a meeting in the new year was to undertake the statutory deposit before purdah commenced for the General Election, with a recommendation to full Council on 21 January 2015.
- There was concern that if, following the Autumn Statement, central government decided not to allow developments under ten dwellings to contribute to affordable housing it would undermine the position of the Local Plan going forward. This was seen as a potential risk because the need in West Somerset was primarily for affordable housing and the target would not be reached.
- In response to a question regarding what defined a settlement it was advised that where the settlement in a parish was by far the largest the parish figure had been used as a proxy for the settlement. The parish figures were used as they were the most readily available on the ONS website.

The meeting closed at 4.07 pm.