

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 8 February 2018 at 2.30 pm

Present:

Councillor K H Turner (Chairman)
Councillor B Heywood
Councillor J Parbrook
Councillor T Venner

Councillor S Goss
Councillor B Maitland-Walker
Councillor P Pilkington
Councillor D Westcott

Members in Attendance:

Councillor I Aldridge
Councillor M Dewdney
Councillor P Murphy
Councillor R Woods

Councillor M Chilcott
Councillor A Hadley
Councillor N Thwaites

Officers in Attendance:

Nick Bryant, Planning Policy Manager
Martin Wilsher, Principal Planning Officer (Policy)
Toby Clempson, Principal Planning Officer (Policy)
Krystyna Kowalewska - Meeting Administrator

Also in Attendance:

West Somerset Design Guide Consultants – Mark Pearson, Richard Guise and James Webb

LD15 Apologies for Absence

Apologies for absence were received from Councillors

LD16 Minutes

(Minutes of the Local Development Panel held on 21 November 2017 – circulated with the Agenda).

An update on the Productivity Strategy was requested and the Planning Policy Manager advised that the Strategy was in the process of being signed off and a link to the final document would be provided to Members via email.

In response to a question, it was advised that information on the old Local Plan would remain on the Council's website to enable people to make reference to it, however it was very clear on the main Planning Policy page how to access the adopted Local Plan to 2032 and the retained policies from the old local plan. It was acknowledged that some web content around the Examination process, for example, would need to be updated/deleted.

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 21 November 2017 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:

Name	Minute No	Description of Interest	Personal or Prejudicial	Action Taken
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and voted
Cllr S Goss	All Items	Stogursey	Personal	Spoke and voted
Cllr B Maitland-Walker	All Items	Carhampton	Personal	Spoke and voted
Cllr J Parbrook	All Items	Minehead	Personal	Spoke and voted
Cllr P Pilkington	All Items	Timberscombe	Personal	Spoke and voted
Cllr D Westcott	All Items	Watchet	Personal	Spoke and voted
Cllr T Venner	All Items	Minehead	Personal	Spoke and voted
Cllr I Aldridge	All Items	Williton	Personal	Spoke
Cllr M Chilcott	All Items	SCC	Personal	Spoke
Cllr P Murphy	All Items	Watchet	Personal	Spoke
Cllr N Thwaites	All Items	Dulverton	Personal	Spoke

LD18 Public Participation

No members of the public spoke at the meeting on any items on the agenda.

LD19 West Somerset Design Guide and Major Developments Supplementary Planning Document (SPD)

(Report No. WSC 8/18, circulated with the Agenda.)

The report introduced the consultants who had been selected to prepare the West Somerset Design Guide and major development allocation masterplans. It also outlined their proposed programme for completing the commission.

The Chairman introduced and welcomed Mark Pearson, Richard Guise and James Webb, the West Somerset Design Guide Consultants who had been appointed to prepare a Design Guide for West Somerset and Masterplans for the major sites allocated in the Local Plan to 2032.

The Principal Planning Policy Officer presented the report and drew attention to the timescale of the project and the nature of the process to be followed. The project would be prepared in accordance with the Council's Statement of Community Involvement as a Supplementary Planning Document and would fulfil the requirements of the West Somerset Local Plan to have a masterplan for the allocated sites, as well as preparing general design guidance for use in all development in West Somerset. Guidance would also be provided on the Wansborough Paper Mill site as it was a site of particular concern.

Various questions and issues were raised by Members. Discussions centred around the following main points:

- Reference was made to the West Somerset Flood Board who had submitted information on a number of flooding issues as part of the draft Supplementary Planning Document (SPD), and SCC as the local lead flood authority was in the process of organising a meeting of statutory consultees in the Hopcott and Periton sites because of the issues relating to lack of capacity.
- The impacts of gradients and sustainable urban drainage were raised.
- It was confirmed that, as part of the programme, there would be a series of regular meetings and opportunities for people to comment.
- It was hoped discussions would be held between the consultants and the Highways Authority to make place friendly road layouts. It was also suggested that discussions be undertaken with Highways regarding their funding bid for three bypasses at Carhampton, Washford and Williton.
- The design of houses played an important part in the health and wellbeing agenda; as well as diversity and accessibility provision.
- It was envisaged the project would be completed by end of October 2018.
- The design guidance for WSC and TDBC would be dovetailed together following the creation of a new council.
- Members requested sight of previous work that the consultants had undertaken - the Central Bedfordshire Design Guide and a book entitled Characterising Neighbourhoods would be made available for Members to read.
- Principles about good town/place making were raised and it was noted that generic, flexible lifetime homes and places which were more adaptable would be more sustainable.
- Mixed use development - to help obtain a mix development an option would be to look at creating a housing type with a workspace as part of it.
- Consultants were interested in meeting with local parties and stakeholders as part of the project and Members were requested to submit contact details of who they felt would be appropriate to be included in the process.
- Employment opportunities, looking at employment generating uses and understanding the potential uses for the Watchet Mill site – Local Plan Policy EC5 sought to secure and safeguard employment sites for employment uses.

- Watchet Ward Members offered to take the consultants on a tour of Watchet following concerns raised about infrastructure problems and the impacts of new housing development schemes, and it was agreed that the Planning Policy Officers would make the necessary arrangements with the consultants for a walkabout around all the settlements.
- The Design Guide would deal with all types of development within the district and would be used as a reference point for all sites, to help build communities that worked for everyone. The Authority would be in a much stronger position by having design policies and an up-to-date SPD in the decision making process as this would add transparency and clarity to the process, especially if a planning decision went to an appeal.
- A request was made for the scope of the Design Guide to be made available in order for Members to disseminate the information and core message to parish/town councils. In addition, the Planning Policy Officer agreed to provide extracts of key information from the tender brief.
- Particular concerns were expressed relating to future housing developments and poor infrastructure in the Minehead area and the impact of increased congestion on the tourist economy.

RESOLVED that the report be noted.

Note: With the agreement of the Chairman this item was brought forward on the Agenda.

LD20 Employment Land, Leisure and Retail Study Progress Report

(Report No. WSC 7/18, circulated with the Agenda.)

The purpose of the report was to inform Members of the Panel as to the current position as to the Study's progress including any preliminary findings and their potential implications for future plan-making.

Councillor K Turner, Lead Member for Housing, Health and Wellbeing introduced the item. The Principal Planning Policy Officer gave a detailed presentation on the consultant's initial findings on the economic based studies which dealt with employment and employment land, retailing and leisure. The joint study was commissioned in Summer 2017 and a number of independent surveys were carried out.

Various questions and issues were raised by Members and the Principal Planning Policy Officer noted them down for consideration.

RESOLVED that the report be noted.

LD21 Plan Review

This item was deferred.

The meeting closed at 5.37 pm.