

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 9 September 2014

Present:

Councillor K H Turner (Chairman)
Councillor S Y Goss
Councillor K J Ross
Councillor A H Trollope-Bellew

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

LD1 Apologies for Absence

An apology for absence was received from Councillor I Melhuish.

LD2 Minutes

(Minutes of the Local Development Panel held on 8 April 2014 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 8 April 2014 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
Cllr K J Ross	All Items	Dulverton	Personal	Spoke and Voted

In addition, the following interests were declared:

Name	Minute No.	Description of interest	Personal or Prejudicial	Action Taken
Cllr A F Knight	LD5	Business owner	Personal	Spoke and voted
Cllr A H Trollope-Bellew	LD5	Business owner	Personal	Spoke and voted
Cllr A P Hadley	LD5	Business owner	Personal	Spoke

LD4 Public Participation

No member of the public had requested to speak.

LD5 Amendments to West Somerset Local Plan to 2032 Policies for Publication

(Report No. WSC 122/14, circulated with the Agenda.)

The report proposed amendments to the draft policies of the West Somerset Local Plan to 2032 Revised Preferred Strategy as part of the preparations for its formal publication which was likely to follow in early 2015.

The Chairman introduced and welcomed to the meeting Tim Burton, Assistant Director – Planning and Environment and Nick Bryant, Planning Policy Manager who were attending their first meeting of the Local Development Panel.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who advised that there were a large number of detailed amendments to the proposed draft Local Plan policies and the reason for the changes was to make the Plan more easily useable and understandable.

The Officer outlined the proposed amendments and various questions and issues were raised by Members, and the following main points were discussed:

- Hierarchy of Settlements – Members were of the opinion that Battleton was not a remote settlement, in close proximity to Dulverton’s business services, and it was proposed and seconded to include the West Somerset district part of Battleton to the list of secondary settlements.
- Concerns were raised regarding the level of growth for limited development and small scale development in rural settlements.
- Conversion of traditional buildings - government advice stated that commercial uses on conversions should be considered in the first instance.
- The provision of low impact dwellings – at the present time there was insufficient evidence that demonstrated a need but this could be reassessed during the next review period.
- The provision of a new policy relating to Minehead primary retail area and central areas for Alcombe, Watchet and Williton to identify what would be permitted in primary and secondary retail areas following

recent government changes to the change of use from retail to residential

- Extension of the primary retail area in Minehead and the safeguarding of existing retail employment activity.
- An update on the production of the supplementary Design Guide was provided and officers advised they would review how progress was being managed and report back.

It was confirmed that the typographical error highlighted within Policy SD1 would be corrected and the following proposals to the amended draft policies were made:

- The inclusion of Battleton as a secondary village within Policy SC1.
- Adjustment to the wording of Clause 3A in Policy SC4.
- Correction to the wording in the second bullet point of the Purpose section within Policy WA1.
- Reference to master planning to be added to the Watchet and Williton development policies for consistency.

Councillor K J Ross proposed the recommendation in the report, subject to the amendments above, which was seconded by Councillor M A Smith.

The Principal Planning Officer (Policy) further advised that the next stage of the process would be to finalise a number of evidence documents prior to them being reported to the Panel in November; and formal Publication would follow in the new year.

RESOLVED that the draft policies of the West Somerset Local Plan to 2032 be amended as set out in the table at Appendix 1 to the report, as amended, in the interests of preparing a sound Local Plan for formal publication.

The meeting closed at 4.42 pm.