

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Management Committee held at Knowle, Sidmouth on 19 January 2016

Attendance list at end of document

The meeting started at 10am and ended at 5.20pm (the Committee adjourned for lunch at 1.40pm and reconvened at 2pm).

***57 Minutes**

The minutes of the Development Management Committee meeting held on 8 December 2015 were confirmed and signed as a true record.

***58 Declarations of interest**

Cllr Steve Gazzard; 15/1818/MFUL, 15/2079/FUL, 15/2308/FUL; Personal interest; Exmouth Town Councillor.

Cllr Alison Greenhalgh; 15/1818/MFUL, 15/2079/FUL, 15/2308/FUL; Personal interest; Exmouth Town Councillor.

Cllr Mark Williamson; 15/1818/MFUL, 15/2079/FUL, 15/2308/FUL; Personal interest; Exmouth Town Councillor.

Cllr Peter Burrows; 15/2477/ADV; Personal interest; Seaton Town Councillor.

Cllr Paul Carter; 15/2543/OUT, 15/2052/OUT; Personal interest; Ottery St Mary Town Councillor.

Cllr Alan Dent; 15/1890/FUL, 15/2136/FUL; Personal interest; Budleigh Salterton Town Councillor.

Cllr Paul Diviani, 15/2026/FUL; Personal interest; Chairman of Blackdown Hills AONB Partnership.

Cllr Matt Coppell; 15/2172/MRES; Declared that although he had objected to the outline application prior to becoming a District Councillor, he did not consider himself predetermined in respect of the Reserved Matters application. He advised that he would take part in discussions, however would abstain from the vote on the application.

***59 Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out appeals recently lodged and five appeal decisions notified - four had been dismissed and one had been allowed.

The Committee's attention was drawn to the appealed allowed on land at Badgers End, Broad Oak Road, West Hill. The Inspector had overruled countryside protection and amenity reasons for refusal and concluded that the proposal would not have a significant adverse effect on the character and appearance of the surrounding area and that the adverse impacts would not significantly or demonstrably outweigh the benefits of the proposal.

***60 Response to consultation on proposed changes to the national planning policy**

The Committee considered the Development Manager's report outlining the Department for Communities and Local Government's consultation on proposed changes to national planning policy and a recommended comprehensive response from the Council to the consultation, which included input from the Strategic Lead – Housing, Health and Environment.

The consultation covered the following areas:

- Broadening the definition of affordable housing to expand the range of low cost housing opportunities;
- Increasing the density of development around commuter hubs, to make more efficient use of land in suitable locations;
- Supporting suitable new settlements, development on brownfield land and small sites, and delivery of housing in Local Plans;
- Supporting delivery of starter homes;
- Transitional arrangements.

Discussion on the consultation and proposed responses included:

- Under delivery - include a suggestion that a tax on undeveloped land could be introduced;
- Concern raised about the release of employment land in order to deliver starter homes - importance of creating/maintaining sustainable and balanced communities, which included employment provision, needed to be emphasised;
- Include reference to the high protection status of the AONB in the response to the questions regarding as to whether or not communities should have the opportunity to allocate small scale developments of starter homes in the Green Belt.
- The Council should be supporting the principle of prioritising the development of brownfield land for housing.
- Clear and robust countryside protection policies were required - concern was raised that these could be eroded through the proposals.

The Development Manager was thanked for his well-considered responses to the proposals.

RESOLVED: that the responses, as detailed in the Committee report, be submitted as the Council's formal response to the Department for Communities and Local Government's consultation on proposed changes to the national planning policy subject to some minor amendments to strengthen some of the responses in line with the Committee's discussions.

***61 Local Plan update**

The Service Lead – Strategic Planning and Development Management advised the Committee that the Council had now received the Inspector's final Local Plan examination report and, subject to a number of main modifications, the Plan was sound. The Council could now move forward to formally adopted the Plan on 28 January 2016.

The Committee noted the Inspector's main findings which were:

- The end date of the Plan be extended to 2031;
- The target of 17,100 new homes between 2013 and 2031 was an appropriate housing need for the district and will meet the needs identified in the Council's studies.

- The district had a five year housing land supply and this position would improve upon adoption of the Plan. Settlement boundaries could therefore be more rigorously defended.
- The identified need for 37 gypsy and traveller pitches was based on robust and reliable evidence.
- The Sidford employment site be included in the Plan – the Inspector had concluded that there was a need for the employment land and that there was no other site more suitable.

The Inspector had also found the Community Infrastructure Levy (CIL) charging schedule to be sound subject to modifications, primarily relating to Cranbrook.

Comments and questions raised during discussion included:

- In response to a question about the implications of the Inspectors findings on outstanding appeals, the Service Lead advised that Inspector's considering appeals were required to base their decisions based on the most up to date information/policies available.
- Disappointment expressed at the inclusion of the Sidford employment site.
- The Inspector had removed Chardstock and Dunkeswell from Strategy 27 – this was consistent with the evidence submitted for sustainable settlements. There were now 15 sustainable settlements identified in Strategy 27.
- The Inspector had raised some concern about the distribution of housing and the emphasis of housing within the Growth Point area. The shortfall in housing would need to come forward under Strategy 27 via Neighbourhood Plans and windfall sites.
- There were two options regarding Plan adoption which were to either adopt the Plan with the main modifications or not adopt the Plan, the latter of which would have significant implications in planning terms.
- Any development at the Sidford employment site would be subject to planning permission, and as part of that process, there would be public consultation.
- Officers, particularly the Service Lead, Planning Policy Manager and his Team were thanked for their hard work in getting the Plan to the stage where it was now ready for adoption.
- Built-up Area Boundaries (BUABs) in the 2006 adopted Plan would continue to carry weight until superseded by the Villages DPD.
- Sidmouth employment site would lead to increased commuting and exacerbate congestion problems in that area. Flooding was also a major concern.
- The Inspector had received all the representations submitted during the consultation on the main modifications.

***62 Applications for Planning Permission and matters for determination**

RESOLVED:

that the applications before the Committee be determined as set out in Schedule 10 – 2015/2016.

Attendance list

Present:

Committee Members

Councillors:

Cllr David Key (Chairman)
Mike Howe (Vice Chairman)
Mike Allen
David Barratt
Susie Bond
Colin Brown
Peter Burrows
Paul Carter
Matt Coppell
Alan Dent
Steve Gazzard
Alison Greenhalgh
Simon Grundy
Chris Pepper
Mark Williamson

Officers

Ed Freeman, Service Lead – Strategic Planning and Development Management (AM only)
Paul Lowe, Housing Enabling Officer (AM only)
Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Janet Wallace, Principal Environmental Health Officer (AM only)
Hannah Whitfield, Democratic Services Officer

Also present

Councillors:
Megan Armstrong
Brian Bailey
Peter Bowden
David Chapman
Paul Diviani
Jill Elson
Peter Faithfull
Graham Godbeer
Steve Hall
Rob Longhurst
Andrew Moulding
Cherry Nicholas
Geoff Pook
Val Ranger
Marianne Rixson
Brenda Taylor
Tom Wright

Apologies:

Committee members:
Councillor Ben Ingham

Non-committee members

Councillors:
Ian Hall

Chairman

Date.....