

Notes of meeting 14/9/11

Workshop 7: General Review and matrix of Representations and remaining issues.

Councillors present: Cllr Sue Steele, Cllr Tim Carroll

MAG Officers present: Andy Foyne, Jean Marshall, Martin Woods, Helen Rutter, Andrew Gillespie, Steve Joel, Charlotte Jones

Officers present: Liz Arnold, Nick Cardnell, Nigel Collins, Keith Lane, Jo Manley, Linda Pincombe, Jo Wilkins

Apologies: Cllr Ric Pallister, Kim Close, Dave Norris

1. Feedback on Area Workshops and implications for PMB recommendations

Feedback on Area Workshops and implications for PMB recommendations were addressed at the meeting held on 13.09.11.

2. Small Market Towns report (Castle Cary, Langport and Somerton)

KL updated PMB/MAG.

Somerton Town Council has requested to be a Rural Centre with the provision of 258 dwellings over the plan period (39 homes additional homes on top of existing commitments) – this is based on a public consultation exercise in the parish.

Langport and Huish Episcopi – status is proposed to be changed to a Market Town, Spatial Policy officers have met with the Town Council and they are not supportive. Have particular concerns about the impact on the foul sewer. These have been checked and Wessex Water do not consider the matter to be a capacity problem and assert that they will address in their works programme.

Castle Cary – concerned about the proposed level of growth. Link between Station Road and Torbay Road is considered to be viable by the agent promoting the site although PMB concerned that in the past this link has proved to be unviable. Residents are concerned that a superstore may come to the town. There is a perception that the town cannot accommodate the proposed level of growth, lapsed permission at BMI site (89 dwellings) is likely to come forward during the plan period as are 5 other dwellings and it was therefore considered that this should be identified.

AF explained that these settlements are concerned about the scale of growth as they have a desire to remain the same, however no growth will lead to decline rather than retention of the status quo. Proposed scale of growth has been reduced since the Draft Core Strategy was published. Infrastructure issues will be informed by the Infrastructure Delivery Plan (IDP).

PMB agreed:

- Somerton, Castle Cary and Langport and Huish Episcopi to be identified as Market Towns with previously agreed revised level of growth set out in revised Policy SS4.

- Further investigation of the viability of the Station Road / Torbay Road, Castle Cary link road required.
- Core Strategy should identify the residual housing requirement for each settlement as an annual average over the plan period.
- Figure 6 to be amended to include a footnote referring the BMI site.

Action

- Further investigate the viability of the Station Road / Torbay Road link road – JW/JM
- Amend Figure 6 to include footnote re: BMI – EP
- Publication Plan to include reference to average annual housing provision in place based sections – all

3. Matrix of representations

AF explained that the summary included a list of all major and minor changes, final version presented to District Executive will include a cross reference to page numbers in the main matrix. The major changes not previously considered were presented by the relevant Spatial Policy officers and then discussed.

PMB Agreed:

- Agusta Westland Flight Safety Zone Policy – proposed approach supported. PMB asked that the supporting text included clarification of the requirement for the safety zone.
- New policy to address the provision of specialist housing options for older people – approach agreed with the proviso that the supporting text will include and explanation of what Extra Care housing and Continuing Care retirement Communities are.
- Policy HG6: Gypsies Travellers and Travelling Showpeople – agreed proposed amendment to second bullet point.
- Policy EP3: Safeguarding Employment Land – options for policy to be produced by 29th September 2011.
- Policy EP11: Presumption against Major New Regional Shopping Facilities – Agreed to delete and rely on Policy EP10.
- New policy – sequential approach to development – Draft National Planning Policy Framework (NPPF) approach is not as strong as PPS4 – retail consultants have supplied suggested text - agreed that this should be incorporated. Agreed the need to investigate the introduction of a local threshold (2,500 sq m threshold in national guidance) to be done by 29th September 2011.
- Policy TA1: Low Carbon Travel – agreed proposed amendment to include rail freight.
- Policy TA2: Travel Plans agreed that proposed text “which all occupiers will be expected to take part in delivery” is not enforceable and should be deleted. Agreed that the issue of retaining the control of Travels Plans should be raised with David Norris (Development Management Manager).
- Policies HW1: Provision of open space and outdoor playing space in new development HW2: Provision of sport, cultural and community services – approach agreed but need to ensure a link to the Infrastructure Delivery Plan (IDP)– issue to be discussed further on 29th September 2011 in the light of the IDP.
- EQ6: Air Quality – agreed to have an over arching pollution policy.

- New policy – historic environment – agreed that in the light of the NPPF there is a need to specifically address this issue in its own right rather than linking it in with Policy EQ2: Design.

Action:

- JM to produce safeguarding policy for PMB consideration by 29th September 2011.

4. Housing Requirement update to April 2011-09-19

Report includes revised Policy SS4: Delivering New Housing Growth identifying previously agreed levels of growth. EA agreed that she would add a footnote to Figure 6 regarding the BMI site. Noted that Figure 6 did not include an “As at” date.

PMB Agreed:

- Figure 6 to be amended to include a footnote regarding BMI and an “As at” date.

Action:

Amend Figure 6 as agreed – EA.

5. Car Parking Standards

KL explained that Somerset County Council has a draft report but that the contents remain confidential until the relevant cabinet member approves them. SCC has however disclosed that they include an “optimum” rather than a maximum standard and are based on historic and projected levels of car ownership. Final draft standards are due to be with SSDC shortly, outcome will be reported to PMB. Proposed that standards will be accepted with the caveat that they will not be definitive until the final standards are received. TC felt that the Area Committees would want to consider the draft standards.

PMB Agreed:

- Pursue the current Core Strategy policy but review it as part of the adoption of the County-wide standards process.
- Dave Norris to lead on a separate consultation process with members so that the outcome can inform the final policy at Examination.
- Members to be shown the draft standards at the Area Committees.
- AF to consider how to progress Core Strategy policy whilst standards are being actively considered.

Action:

- consider how to progress Core Strategy policy whilst standards are being actively considered. – AF
- Carry out a consultation exercise with members once draft standards are received - DN
- Draft standards to be shown to members at Area Committees.

6. Yeovil Eco Town sustainable construction level for adoption

NC set out the background and proposed changes in the Government approach to zero carbon standard (Code Level 6) and the fact the National Planning Policy Framework will abolish the Eco Town PPS. The issue arises – do we accept the approach approved by government or seek to achieve higher standards? For reasons of viability AF considered that the government's approach should be endorsed.

PMB Agreed:

- To accept the Governments approach to Code Level 6.

Action:

- Amend Core Strategy as necessary – KL

7. Sustainability Appraisal report

KL introduced his report. Core Strategy policies will need to be appraised as part of Publication Plan process. Respondent comments will be taken on board and considered. AG concerned that text on page 5 where referring to Snowdon Farm is not clear.

PMB Agreed:

- The contents of the report subject to the amendment to the text on page 5.

Action:

- Amend text on page 5 of report – KL.

8. Timetable to Publication Plan

The Town and Parish Council drop in session will be taking place on 3rd October 2011 a letter will also be going out to all respondents and interested parties informing of them of the Committee dates, times and locations. SSDC web site will include clear information about what the process is.

PMB Agreed:

- That they are happy with the timetable and that clear information on the process should be included on the web site.

Action:

- Check that clear information regarding the Core Strategy process is provided on the SSDC web site – MB

9. Area Committee/ District Executive report framework

AF informed PMB that the report will be presenting proposed Town Centre Boundaries for Ilchester, Milborne Port and Stoke-sub-Hamdon. Considered that it would be useful to have a bullet pointed background report.

PMB Agreed:

- Structure as presented with the addition of some bullet points setting out the background.

Action:

- Produce bullet points on background to process – AF/JHM

10. National Planning Policy Framework (NPPF)

AF explained that he has produced a report for District Executive summarising the contents and considering the implications for the Core Strategy. Initial thoughts are that it broadly represents what is in PPS's.

Key issues for the Core Strategy:

- NPPF refers to an Environmental Strategy – we do not currently have one.
- NPPF does not protect employment land in its own right
- There is a need to clarify in the supporting text the role of social rented and affordable rent.
- No longer a Brownfield land target - draft policy will need to be reviewed.
- There will be a need to review PPS policies that are not replicated in the NPPF.

The final version is due to be published by the end of the year – this may give the Spatial Policy Team the time to address changes to the text. If publication is delayed AF advocated going ahead and addressing any change through Examination, having discussed amendments with members first.

PMB Agreed:

- That AF's suggested approach is accepted.

Action:

- Keep a watching brief on NPPF – all

11. A.O.B

No additional matters arose.