

Local Development Framework Project Management Board

Workshop 23; Report back on Proposed Submission Consultation and Full Council Report Tuesday 18th December 2012

Notes of Meeting

Member Present: Ric Pallister, Tim Carroll

Officers Present: Andy Foyne, Dave Norris, Keith Lane, Jo Manley, Helen Harris

1. Notes of last meeting and matters arising

Minutes of meeting held on 30th November 2012 were endorsed with amendments (insert “certain” and delete “substantive” in 3rd para of note of item 4 and replace “necessary” with “required” in last para of note of item 6).

PV issue from workshop 21 recapped; DN clarified belief that grade of land not an issue as the land itself is not lost as it can be returned to its previous condition if the panels are removed. The land does not become a brownfield or previous developed site. DN to consult with Henry Best of CABA to clarify further if necessary.

Ilminster Direction Of Growth (DOG) – It has emerged that Persimmon and County Council will be supporting Canal Way at the Examination. C G Fry and representatives from the Dillington Estate also want to arrange a meeting to discuss the promotion of their site within the now proposed Ilminster DOG.

Further Census findings have been released in the interim period since the last PMB meeting. Of most relevance is the economic activity rates and the rise in older people beyond expectations. Until these are taken into account in Government projections it is extremely difficult to address these matters given the multiple possibilities re cause and effect. The current basis of growth projections therefore considered the most appropriate.

2. Amendments to the Proposed Submission Local Plan and endorsement for Submission

AF ran through the report. RP requested that there was an explanation of “double jobbing” included and page and paragraph numbers added to main report . Not all of the appendices are needed to be presented to Full Council – only those deemed most relevant and required for ease of understanding – however all appendices are to be available on the Council’s web site under the PMB notes and agenda papers.

Need to spell out that amendments due to the consultation process to be found sound are required to be assessed against Habitats Regulations, Sustainability criteria and Equalities legislation. This has been done and the appendices 4, 5, and 6 and their conclusions were endorsed by PMB. PMB agreed also that these assessments should be available to inspect in detail and therefore should be specifically placed on the web site.

Report to be reworded; simplified and clarified for Full Council members. AF to undertake and present back electronically for PMB member endorsement prior to Full Council.

Debated if Full Council needed to endorse just the proposed amendments or if they also needed to endorse all representations. Agreed that all representations need to be seen and this is most effectively done by showing with these PMB notes and placing paper copy in Members room. The appendix showing actual proposed amendments should be that to accompany the main report at Full Council and include Contents page and a glossary.

English Heritage section of report: RP and TC asked that Hugh Beamish's comments from the latest EH letter be directly inserted into the report. Also that emails and letters from Steve Membery in response to EH letter be included as an appendix to Council report.

Duty to Cooperate also will be referred to in Council report.

Overall report endorsed with changes as noted above and agreed that all changes to PSSSLP accord and comply with government policy.

Agreed that it would be desirable for the Inspector to have a summary of PMB consideration of Housing and Employment provision deliberations.

Consideration of Annexes (annex nos referred to retained in final Council report)

Annex 1: Issue with "double jobbing" discussed – AF explained that Full-Time Equivalent figures not being used by Consultant's Bakers and therefore double counting of people performing two or more jobs needs to be addressed. 5% discount being applied to account for double jobbing reflecting ONS information for SS. Agreed that paras 4.81-4.86 of draft annex 1 not needed in detail and a summary of the issues drafted by AF to replace them.

TC noted that the methodology applied meant that 15,950 dw overall requirement was corroborated. AF confirmed that this was the case. Agreed to a housing provision of 15.950 dw as contained within the PSSSLP.

AF explained the proportionate method by which the 16,751 provision within policy SS5 should be reduced to the one provision figure of 15,950. This proportionate approach reflecting the inability to reduce Chard and Wincanton provision due to market forces and commitments respectively and the according re adjustment amongst fellow market towns and rural centres and rural settlements was agreed subject to final checking of methodology and calculations.

Annex 2: endorsed

Annex 3: No substantive changes other than those reflecting final provision total.

Annex 4: Agreed only Figure 5 to be included in the Annex – text not necessary to be included as only consequential editing changes. All data in Figure 5 broadly in range and balanced.

Annex 5 – agreed

Annex 6 agreed

Plans of amendments to Yeovil Inset plan showing area proposed to be taken out of the Buffer Zone and the area to be removed from the DOG for Ilminster endorsed as presented.

3. Editing arrangements and collation of submission material

All editing and collation must be completed by the 7th January in time for pre-publication of material before Full Council.

Action: AF to amend report in line with requested changes. DN and HH to proof-read revised report.

4. AOB

AF brought to attention that he has received a FOI request regarding missed representations included in statistical analysis in appendix 2 to Housing Provision Report considered in workshops 19 and 20. Agreed that if one or two reps were missed this was not significant as all representations will be presented to the inspector and the substantive arguments considered by PMB remain valid.

Reference was made to District Executive Cttee consideration of the Local Development Scheme report and to the referral to PMB of the points raised for and against the early production of the Town Centre Retail Frontages and Yeovil Centre Area Action Plan and the delegation to PMB of oversight of the management of the LDS. Following discussion the Scheme was considered to remain as it is given the prime requirement that the timetable of work should be manageable and it was felt the key priorities had been correctly called.

5. Date of next meeting

The next PMB meeting on 18th January to agree final editing and review in light of Council meeting.