

Local Development Framework Project Management Board

Workshop 25

Brympton Way, 18th February 2013

Main Ctte Room, 11.00 a.m. – 12.00 p.m.

Members Present: Ric Pallister, Tim Carroll, Sue Steele

Officers Present: Martin Woods, Andy Foyne, Dave Norris, Helen Rutter, Keith Lane, Helen Harris

1. Notes of last meetings and matters arising

Minutes from last meeting endorsed.

Initial meeting held with appointed Programme Officer for admin matters and database handed over. Copies of evidence base and key documents compiled for Programme Officer, Office, and Public.

Submission by Cllr Marcus Fysh at FC in January was requested but has not been supplied.

Action to review the number of representations and objections from previous Local Plan for Comparison not yet completed. AF and HH to follow up.

2. Submission of Plan and report on consequent actions (oral report of Spatial Policy Manager)

Employment Topic Paper and Housing Topic Paper have now been completed and submitted to PINS. The papers themselves provide a narrative of decision making process and summarises the position of the Council. TC requested all members receive hard copies of both documents.

The Programme Officer is sending out letters to all representors outlining the next steps and the public hearing dates. Only those who object to the plan will get the opportunity to be heard. Those with common-ground with the council will have to rely on the council but if they have additional evidence to support their views this can be conveyed to SSDC. Statement of Common Ground with objectors are encouraged.

Once the number of people wishing to attend has been firmed up the size of venue will be reconsidered but it is likely that the Council Chamber will be sufficient for all sessions.

A web page has been set-up to allow the public to access all correspondence between the Council and the planning Inspector.

3. Planning Inspector's meeting 12th February feedback (Inspector's note of meeting attached)

It has been decided by the Inspector that there is no need for an exploratory meeting.

We will be informed if the Inspector is not minded to go to examination in order for us to address concerns he may have before we reach the hearing stage and after he has considered the various statement he is shortly to request.

The hearings are scheduled to commence on 7th May 2013. By 11th March we will be supplied with Questions and Agenda, List of who is attending and who is responding to each issue.

The hearings will take the form of a round-table discussion with a likely maximum of 20 people at a time. Observers are permitted and the Council Chamber can hold 120 or so people, with the possibility of extending into Canteen with audio and/ or CCTV as was the case for the FC meeting in January. Catering to be informed when the hearing will be taking place.

Over-spill will be in the main committee room or committee rooms 3 & 4. The Planning Inspector will require a quiet room for the duration of the hearing and RP suggested the Chairman's office as an alternative to the planning library which is the current arrangement.

The PO requires a room close to the Council Chamber and with easy access for members of the public. The Licensing Room has been identified as ideal for this but noted that it was not being made available for use at present. RP explained that this was to be made available, MW to follow up.

List of documents which have been submitted to Planning Inspector has been renamed Index of Core Documents, all new documents to be numbered and added to this list and updated on website on rolling basis. Listed was handed out.

Statements on Questions which the Inspector sets are to be 3000 words. These questions are expected in the next week or so.

Main Modifications: Contingency Planning undertaken in response to any proposed modifications should the Inspector require one. It would take an estimated eight months to complete process. All figures within PSLP have been based on evidence. RP suggested any proposed modifications would also need to be based on evidence and figures can be adjusted (still within the ranges that were consulted on) as a result of this.

Late representations: Report on late rep's presented to the Board and endorsed. Inspector to take councils lead as to whether to include any late representations; these are to be included if they were submitted before the end August 2012. Any later representation would not be included for consultation. To include representations made this late would be perverse and unfair.

Members are to receive copies of maps that plot the Omission Sites and which are now included on the Core Documents List.

In response to a question from the Inspector a Sustainability Appraisal was not conducted for the former Local Plan. However, the large housing and employment allocation carried forward were included in the Sustainability Appraisal of the emerging Local Plan. Of the sites that have been carried over from the previous plan most have existing permissions on them. There are 1 or 2 others that are small in size and are not

considered strategically important and will be dealt with through the Development Management process.

4. Initial Issues of Concern to the Inspector (Note and response attached)

AF ran through the attached response from the council on the Inspector's letter. This was endorsed with the following minor amendments:

Para 7.6 to be introduced earlier on in the report and cross-referenced where necessary through-out.

Additional text to highlight the flexibility that is inherent within the plan to extend the housing figures without the need to re-consult; the SUE allows for 2,500 dwellings and this number will be included in the Master Plan but only 1,565 have been allocated within the plan period, meaning there is a spare capacity for 1,000 dwellings. This same argument could be applied in Chard and Market Areas could also accommodate more housing. AF to draft changes on the basis and send to Inspector.

5. Next Meeting

Should be in first week of April when officers will be finalising responses to Questions from Inspector. The meeting can be moved forward or backward if required. On receipt of the questions these are to be forwarded to PMB members.

6. AOB

A tracked-changes copy of the PSLP has been produced, as has – at the request of the Inspector – a list of modifications. These have been included in the List of Core Documents.

It is expected that the Local Plan Inspectors Report would be received two months after the hearing if it is found to be sound.