

EAST DEVON DISTRICT COUNCIL

Notes of a Meeting of the Local Development Framework Panel held at the Knowle, Sidmouth on Tuesday 6 September 2011

Present: Councillors:
Mike Allen (Chairman)
Peter Bowden
Andrew Moulding
Helen Parr
Steve Wragg
Claire Wright

Also Present: Councillors:
Graham Brown
Peter Burrows
Geoff Chamberlain
Madeline Chapman
Iain Chubb
Jill Elson
Vivien Duval Steer
Christine Drew
Martin Gammel
Steve Gazzard
Roger Giles
Graham Godbeer
Anthony Howard
Stuart Hughes
Steve Hall
Douglas Hull
Stephanie Jones
Sheila Kerridge
Jim Knight
Frances Newth
Geoff Pook
Pauline Stott
Peter Sullivan
Mark Williamson
Tom Wright

Honorary Alderman Vivien Ash

Officers: Richard Cohen, Deputy Chief Executive
John Golding, Head of Housing
Christopher Holland, Democratic Services Officer
Kate Little, Head of Economy

Apologies: Councillors:
Ray Bloxham Paul Diviani
Derek Button Ken Potter
Alan Dent Ian Thomas

The meeting started at 2.00 pm and finished at 7.12 pm.

32 Chairman's Welcome

The Chairman welcomed everyone to the meeting. The Panel was reminded that only members of the public who had submitted written evidence (which was available to view on the Council's website) in advance of the meeting would be invited to speak on individual agenda items. The Chairman reminded all public speakers that they were limited to three minutes speaking duration with the invited Town Council representatives being allotted ten minutes.

33 Notes of Previous Meeting

The notes of the of the Local Development Framework (LDF) Panel meeting held on 30 August 2011 were discussed and agreed as a true record.

34 Declarations of Interest

The following declarations of interest were made by Members:

Councillor/Officer	Agenda Item	Type of Interest/ Action Taken	Nature of Interest
Councillor Mike Allen	Honiton	Personal – Remained in Chamber to take part in discussion and voting	Councillor was a Member of the Honiton Town Council Committee which had considered LDF consultation response
Councillor Claire Wright	General	Personal – Remained in Chamber to take part in discussion and voting	Councillor was a member of the Communities Before Developers (CBD) Campaign Group and had signed up to the CBD Candidate's Pledge
Councillor Andrew Moulding	Axminster	Personal – Remained in Chamber to take part in discussion and voting	Councillor was the Chairman of Cloakham Lawns Sports and Social Club
Councillor Helen Parr	Seaton – Mr M Gardiner's submission	Personal – Remained in Chamber to take part in discussion and voting	Mr Gardiner was the Chairman of the same local Conservative Party Association as Cllr Mrs Parr
Councillor Douglas Hull	General	Personal – Remained in Chamber to take part in discussion	Councillor was a member of the Communities Before Developers (CBD) Campaign Group and had signed up to the CBD Candidate's Pledge

34 Declarations of Interest (cont'd)

Councillor Jill Elson	Exmouth	Personal – Remained in Chamber to take part in discussion	Councillor was a Governor of Exmouth Community College and a Member of Exmouth District & Community Transport Group
Councillor Roger Giles	Ottery St Mary	Personal – Remained in Chamber to take part in discussion	Councillor was a Governor of Kings School, Ottery St. Mary
Councillor Sheila Kerridge	Sidmouth	Personal – Remained in Chamber to take part in discussion	Councillor had a business in Sidmouth Town
Councillor Geoff Pook	Honiton	Personal – Remained in Chamber to take part in discussion	Councillor had a business Interest in Heathpark Industrial Estate.

28 East Devon Towns

Members of the Panel noted the representations from the Town Councils. Each Town Council representative had submitted written evidence and detailed proposals and preferences for development in their Towns for the period up to 2026. Various other Members of the public, including developers and land owners also put forward their views which were considered by Members.

As each Town Council and members of the public had submitted lengthy written reports in advance of the meeting, the representatives presented their main priorities and concerns at the meeting. These included:

Sidmouth

- Protection for Esplanade is vital to town.
- Protection of The Byes must be retained.
- Alexandria Industrial estate – improve access or consider relocation employment land to north of A3052
- Development north of A3052 should be considered
- Redevelopment of eastern town/Ham to be ambitious but be carried out sympathetically
- Safeguard Tourism – policies should be examined.
- Vibrant and different town centre is vital to attraction of the town
- Affordable housing / current local income levels were not compatible
- Various Infrastructure improvements detailed in written evidence
- Protection of Countryside/open spaces
- Coastline Protections – particularly Pennington Point
- 250 residential units considered acceptable
- Tourism priorities – Hotels, Countryside/Walking and parking provision

28 East Devon Towns (cont'd)

Seaton

- Town cannot accommodate 'large scale' development due to inadequate infrastructure
- Built up area boundary should not be increased
- Protection for open spaces
- Release Riverside works for housing and relocate employment land possibly to Harepath Road.
- Green Tourism is vital to town – green spaces must remain accessible
- Any development must be sympathetic to green spaces
- New supermarket, tramway, cycleway and wetlands will encourage more people to town. Must try and offer more to encourage people to stay.
- Redevelopment of Seafront/sea wall should be considered. Most important to town.
- Coalescence with neighbouring Parishes must be avoided – protect green wedge
- Natural landscape must be protected
- 500 considered units deemed acceptable

Ottery St Mary

- Development in town should only happen after sewerage improvements by South West Water
- Kings School site needs expanding. Devon County owned land adjacent land is available
- Medical Centre needs to expand
- Development in town must take into consideration the substantial flood plain.
- Science Park/Skypark will have employment benefits for town with good links to A30.
- 40% Affordable Housing should be adhered to rigidly
- Development to the west of the town is preferred
- Feniton – Ottery St Mary – Sidmouth Cycleway should be encouraged and supported
- No Commercial/employment land is required in West Hill
- Unique character of West Hill should be maintained
- Homes in West Hill should be predominantly retirement homes with appropriate affordable housing
- Development proposals were made for sites to the east and south of the town if built up area boundary was altered

Honiton

- Infrastructure of town is already severely overloaded due to past development
- Development must only come with vital improvements to infrastructure.
- Employment for young in town is vital
- By-pass is still required
- Gittisham residents do not support the additional development proposed in the parish area.(Heathpark)
- Market site should be considered for Community use
- Developments in town must include appropriate infrastructure links

Exmouth

- Largest Town in Devon with a true population of around 48,000 in summer months
- Infrastructure already struggles to support population especially summer
- Magnolia centre should be considered for updating
- Strand development is helping to lead redevelopment – must be supported
- Town Council and residents are concerned that the area can't take any more large scale housing. Appreciates the dilemma for planners
- Employment land opportunities at Rolle, Liverton Business Park and Goodmores Farm.
- Modern office accommodation is required
- Infrastructure requirements include improved healthcare, provision for elderly, Doctors surgeries and road improvements.
- Solving transport problems are fundamental to town
- A balanced sustainable community for people to live and work in is the goal – not simply a dormitory town to Exeter
- Dinan Way completion must be supported – funding streams should be examined.
- Town wishes to be bold and positive – can only happen with improvements to infrastructure

Budleigh Salterton

- Written submission shows what Town would 'like in an ideal world'
- AONB severely limits development land and opportunities for the town
- Service provision is key town employment – must be supported and encouraged
- Small business should be catered for
- Open spaces and natural beauty of the town should be protected
- Affordable housing and employment is a priority for the town to remain sustainable and to accommodate those needed to care for the ageing population

Axminster

- Town wishes to develop and expand but can only do so with huge infrastructure improvements – referred to Vision for Axminster 2030
- Employment with housing is desired.
- Only town in East Devon that is willing to expand
- Town is thriving with thriving industry – it needs support in LDF document
- Economic redevelopment of town centre is vital to town and should accompany development
- By-pass/Relief road should be supported and funding streams researched.
- Rail link is most important to town.
- There is land available for development in the town.

Members commented on each town and stressed that if towns were to improve their infrastructure and the facilities available to them funding would be required. Such investment could only be provided through growth and development.

The Chairman thanked the speakers for their well prepared and valuable comments and reiterated that the submissions and discussion would be used to help form a preferred approach for each Town.

RECOMMENDED: that the submissions made in writing and contributions made at the meeting be considered when drafting the Local Development Framework preferred approach document.