

EAST DEVON DISTRICT COUNCIL

Notes of a Meeting of the Local Development Framework Panel held at the Knowle, Sidmouth on Tuesday 18 October 2011

- Present: Councillors:
Mike Allen (Chairman)
David Atkins
Ray Bloxham
Peter Bowden
Alan Dent
David Key
Andrew Moulding
Helen Parr
Steve Wragg
Claire Wright
- Also Present: Councillors:
Paul Diviani
Jill Elson
Martin Gammell
Graham Godbeer
Ben Ingham
Geoff Pook
Philip Skinner
Pauline Stott
Ian Thomas
- Officers:
Richard Cohen, Deputy Chief Executive
Fliss Morey, Projects Director, Exeter & East Devon Growth Point
Claire Rodway, Senior Planning Officer
Ross Sutherland, Planning Officer
Hannah Whitfield, Assistant Democratic Services Officer
Frank Woolston, Senior Planning Officer
- Apologies: Panel Members:
Douglas Hull
Non-Panel Members
Councillors:
Geoff Chamberlain
Vivien Duval - Steer
Steve Gazzard
Tony Howard
Stephanie Jones
Officers
Matt Dickins, Planning Policy Manager
Kate Little, Head of Economy

The meeting started at 10.00am and finished at 12.43pm.

71 Notes of Previous Meeting

The notes of the Local Development Framework (LDF) Panel meeting held on 11 October 2011 were discussed and agreed as a true record, subject to 'Adjust north and south Built-up Area Boundary' being added to the bullet point regarding Lympstone in the speakers' comments of Minute 65, Villages and Rural Areas Development.

72 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 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
Councillors Ray Bloxham and Alan Dent	General	Personal – Remained in Chamber to take part in discussions and voting	Member of National Trust
Councillor Graham Godbeer	General	Personal – Remained in Chamber to take part in discussion	Vice Chairman of East Devon AONB
Councillor Mike Allen	General	Personal – Remained in Chamber to take part in discussion	Honiton Town Councillor
Councillor Claire Wright	Item 7 – Health in East Devon	Personal – Remained in Chamber to take part in discussions and voting	Previously worked with Torbay Care Trust
Councillor Pauline Stott	Item 7 – Health in East Devon	Personal – Remained in Chamber to take part in discussion	Worked for Social Services
Councillor Paul Diviani	Item 8 – Renewable Energy and Climate Change Policy	Personal – Remained in Chamber to take part in discussion	Devon County Council representative on South West Energy and Environment Group (SWEEG) Board

72 Declarations of Interest continued...

Councillor/Officer	Agenda Item	Type of Interest/ Action Taken	Nature of Interest
Councillor Andrew Moulding	Item 10 – Equalities Impact Assessment	Personal – Remained in Chamber to take part in discussion and voting	Immediate Member of the Councillor's family was disabled
Councillor Mike Allen	Item 10 – Equalities Impact Assessment	Personal – Remained in Chamber to take part in discussion and voting	Immediate Member of the Councillor's family was disabled

73 Rural Areas Housing Figures

Following the Panel's recommendations at the previous meeting an updated rural area housing figures table was circulated. Members noted that:

- Rural settlements that displayed a nil figure had been rounded to 5. All other rural settlements had been rounded to the nearest 5, as proposed in the approved revised table circulated at the previous meeting;
- Clyst St George Parish Council were also requesting additional housing, above the proposed 5% increase, for Clyst St George and Ebford based on need for support for local services;
- Responses were awaited from Newton Poppleford and Plymtree Parish Councils with regard to additional housing, above the proposed 5% increase, for those villages;
- Colyton Parish Council would confirm the housing figure for Colyton and Colyford after their Council meeting the following week;
- Budleigh Salterton had been removed from the table.

In response to a question Members were advised that any additional housing for rural settlements, above the figure written into the Local Plan, would need to be justified through a Neighbourhood Plan.

The Senior Planning Officer clarified that the figures for housing in Column C (villages that had requested additional housing) replaced the figure in Column B (5% increase in houses within the Built-Up Area Boundary).

RECOMMENDED: that a final updated rural area housing figures table be circulated to Panel Members at the next meeting.

74 Forward Plan and Schedule of Meetings

Members were advised that an additional Panel meeting was scheduled for Tuesday 1 November to start at 9am – it was intended that the meeting would run through to the afternoon; a number of items scheduled for the Panel's meeting on 25 October would be moved to that meeting.

74 Forward Plan and Schedule of Meetings cont...

The Chairman drew Members' attention to the Infrastructure Study for Exeter and East Devon available on the Exeter and East Devon Growth Point website.

Members noted that as yet, despite Officers efforts, the views/input regarding infrastructure requirements in East Devon from Devon County Council (DCC) concerning education provision and South West Water had not been received. In response to a request for a progress update regarding the sewage and reed sewage plant at Clyst Honiton, the Exeter and East Devon Growth Point Projects Director advised that a utilities capacity study had been undertaken and the Growth Point Team was working with South West Water to ensure that the necessary sewage infrastructure was in place when required for Cranbrook.

RECOMMENDED:

1. that a revised Forward Plan be circulated to Panel Members;
2. that the link to the Infrastructure Study for Exeter and East Devon be uploaded onto the Local Development Framework Panel meeting page of the Council's website;
3. that the Senior Planning Officer and Exeter & East Devon Growth Point Projects Director contact South West Water to request their views/input regarding water/sewage infrastructure requirements in East Devon;
4. that Councillor Paul Diviani encourage DCC Officers to send their views/input regarding future provision requirements for education in East Devon

75 Health in East Devon

Members received a presentation from Interim Deputy Locality Director - Eastern / Head of Locality Commissioning WEB/Wakley, Tamara Powderley regarding the future health issues facing East Devon. Members noted the following:

- Increased population and demography was advised to be a huge challenge to health services, particularly with the increasing number of people aged over 85; this age group would often have complex care requirements;
- The aim was to create healthy, sustainable communities where people could live independently for as long as possible – Local authorities could help by encouraging homes that could be adapted, for example to enable doors to be widened and ramps to be installed;
- A majority of care was carried out in the home;
- There was a need to identify people and respond to/proactively plan for their needs;
- NHS faced a financial challenge to deal with the increased demand on services;
- Want to deliver simple, effective and accessible care;
- Local authorities need to consider the type of development they are allowing – more retirement homes encourages inward migration of elderly people to the area; this had an impact on health service provision.

75 Health in East Devon cont...

Members were invited to raise questions/issues regarding future health issues in East Devon; responses included:

- Being able to identify people in order to plan ahead was a difficulty. Welcome dialogue with health providers to assess the consequences of development on services;
- Better communication was required between agencies, such as GPs, social services and local authorities;
- NHS was working to achieve fairer, efficient and more effective intervention through a seamless and simple process – the existing provision model should not be used as a blueprint for the future;
- Boundaries needed to be kept as simple as possible;
- Would welcome being consulted on planning applications such as residential homes as this would allow time to plan and put the appropriate care services in place;
- East Devon had a number of community hospitals with high occupancy levels;
- Health service was very reliant on carers, for example to care for elderly parents – there was a need to support carers.

RECOMMENDED:

1. that the presentation regarding future health issues in East Devon and responses to Members' questions/issues be noted;
2. that a letter informing of the upcoming consultation on the draft Local Plan be sent to:
 - Dr Tom Debenham, Chair of WEB Consortia
 - Dr Simon Kerr, Chair of WAKELY
3. that healthcare providers be considered as a consultee on applications that have a health welfare impact.

76 Renewable Energy and Climate Change Policy

Members considered proposed policy text for inclusion in the Local Plan regarding renewable energy and climate change. Members heard that the impact of development on the environment could be limited, avoided, offset and improved through: the strategy of the Plan; renewable energy production; and design and construction. The South West Energy and Environment Group (SWEEG) had been appointed by the Council to advise on carbon reduction and renewable energy issues; they had drawn together information sources, particularly technical data, to build up an evidence base.

Members had a lengthy discussion regarding the proposed text for the Climate Change chapter and proposed policy text.

76 Renewable Energy and Climate Change Policy cont...

RECOMMENDED: that the Climate Change chapter be revised and refined to include the following:

- 17.4 – policy required for reducing emissions on existing structures;
- Sustainable Design and Construction Policy - include:
 - material consideration to meet Code for Sustainable Homes Level 4 from 2013;
 - BREEAM level to be defined;
- 17.6 – remove references to predicted weather;
- Renewable and Low Carbon Energy Projects Policy:
 - remove ‘at any scale’;
 - define sustainable;
 - include other material considerations and impact on the environment;
- Include glossary of terms;
- Decentralised Energy Networks Policy – to be redrafted
 - remove ‘will be required’;
 - developments that connect to existing Decentralised Energy Networks would be favoured;
 - consumer choice to be retained;
 - critical mass of 300 houses at which Combined Heat and Power (CHP) becomes viable;
- Allowable Solutions Policy – remove ‘SPD’;

77 Consultation Strategy

Members considered a report setting out the proposed strategy for consulting on the draft Local Plan from the end of November/beginning of December 2011. Consultation typically lasted for 6 weeks, however to allow for the Christmas period, 8 weeks was proposed.

Members also considered a detailed report explaining the consultation strategy used previously along with an assessment of the effectiveness of each method of engagement. Most successful methods had included newspaper adverts, involvement of Parish Councils, ‘quick comment’ form on EDDC’s website, target consultation of young people and minority groups and sending letter and emails inviting comment on the consultation document.

Observations and comments made during discussion about the proposed consultation strategy included:

- Management of expectations of those engaging with was a key consideration;
- Need to engage with groups of parishes, for example in the West End, as well as individual Parish and Town Councils;
-

77 Consultation Strategy cont...

- Proposed consultation period was too short- concern that people won't respond over the Christmas period;
- Important have clear communication;
- Encourage Parish/Town Councils to hold public meetings;
- Recognition that some of the consultation methods carried out previously were costly and heavy on Officer resource, such as leafleting every household in the District, however raised awareness and generated public meetings;
- Ensure that all District Councillors were well briefed about the LDF process and draft Local Plan put out for consultation, including changes made from the Preferred Approach document;
- District Councillors had a key role to play encouraging responses to the consultation and should attend meetings/workshops. Officers should attend Town/Parish/public meetings/workshops when necessary;
- Allowing an extra two weeks consultation to allow for Christmas period was considered sufficient;
- Extensive consultation carried out with young people still applied, however Schools/Colleges in the District should be made aware of the consultation to allow them to respond to the draft Local Plan they wished;
- Senior Councils to be made aware of the consultation;
- Consultation document needed to be understandable – learn from previous consultations in order to encourage responses;
- Concern regarding national timetables for Localism Bill and National Planning Policy Framework being adopted and that without a Local Plan in place there would be a presumption in favour of sustainable development. Members were advised that some weight would be given to the emerging document however it would take time (up to 6 months) to consider and respond to all the comments received during the consultation;
- There might be opportunity for Councillors to tie in the consultation or raise awareness of it at meetings they attended with parishes, towns and agencies.

RECOMMENDED:

1. that the consultation strategy be carried out in accordance with proposed programme, to include letters to interest groups, secondary schools/colleges and senior councils in East Devon, in the Panel's report;
2. that all District Councillors be encouraged to attend the Special Development Management Committee meeting to consider the draft Local Plan;
3. that all District Councillors engage with their Parish and Town Councillors during the consultation period;
4. that an updated LDF/Local Plan production timetable be circulated to Members.

78 Equalities Impact Assessment

Members considered the equalities impact assessment report which set out the public sector equality duty; compliance with the general equality duty was a legal obligation. During the previous consultations the 'Equalities Forum' had been used as a way of capturing the views from hard to reach groups; this method of consultation was proposed for the upcoming consultation on the draft Local Plan. Members raised concern that the data relating to numbers of people in different equality groups in East Devon was outdated – it was important that the most up to date information/data available was used.

RECOMMENDED:

1. that the recommended consultation strategy, considered by the Panel earlier in the meeting, be followed;
2. that additional consultation be carried out as required if any deficiencies regarding equalities were identified;
3. that the most up to date data relating to numbers of people in different equality groups in East Devon be used.

79 Draft National Planning Policy Framework – Consultation Response
Members noted the Council's final submission to the draft National Planning Policy Framework consultation and wished for thanks to be passed onto the Head of Economy.

80 Local Plan Vision Statement

RECOMMENDED:

that the redrafted Local Plan Vision Statement be considered at a future meeting.