

**NOTES OF THE DEVELOPMENT PLANNING STEERING GROUP HELD AT
FOLLATON HOUSE, TOTNES ON 24 APRIL 2008**

MEMBERS

* Cllr R J Tucker – Chairman

* Cllr N A Barnes
* Cllr H D Bastone
* Cllr B E Carson
* Cllr T J Hewitt
* Cllr P W Hitchins

* Cllr D W May
* Cllr M F Saltern
* Cllr A Ward
* Cllr J A Westacott

* Denotes attendance

Also in attendance and participating:

Cllrs R J Carter, J D Hawkins, M J Howarth, I Longrigg, J T Pennington, J W Squire and
R J Vint.

Also in attendance but not participating:

Cllrs J I G Blackler, S E Cooper and R M Lawrence.

Officers in attendance:

All Agenda Items: Head of Community Regeneration, Forward Planning Manager,
Forward Planning Officer and Forward Planning Assistant.

**1. NOTES OF THE MEETING OF THE DEVELOPMENT PLANNING
STEERING GROUP HELD ON 4 SEPTEMBER 2007**

The notes of the meeting of the Development Planning Steering Group held on 4
September 2007 were agreed as a correct record of that meeting.

2. DECLARATIONS OF INTEREST

Members and officers were invited to declare any interests in the items of business
to be considered during the course of the meeting but none were made.

3. REVIEW OF LOCAL DEVELOPMENT FRAMEWORK PROGRAMME

Members considered an exempt report which identified a number of issues that
necessitate the review of the Local Development Scheme (LDS). Changes to the
Local Development Framework (LDF) programme were required, especially in light
of expected Government changes to the LDF system, the emerging Regional
Spatial Strategy (RSS) to 2026, the Local Government Review currently underway
in Devon and recent staffing difficulties in the Forward Planning Team.

The report stated that the Council continued to make good progress on its LDF and was recognised by the Government as one of the leading authorities in the region and nationally based on LDF progress. However, it was increasingly clear that it would not be feasible to expect to be able to deliver LDF documents as quickly as it had originally been anticipated. Experience to date showed that planning authorities would have to do much more groundwork in order to secure ultimate approval and adoption of their various LDF documents and that this would demand considerable time and resources. Members were therefore asked to consider the priority the Council should accord to progressing the various elements of its LDF and the scope of constituent Development Plan Documents (DPDs), taking into account the potential corporate resource implications of decisions to maintain much of the current programme.

In presenting the report officers noted the expected Government changes to the LDF process. These include a simplification of the process to replace the Issues and Options and Preferred Options stages with a single requirement to engage the public and stakeholders in a locally suitable and proportionate way.

Officers informed the Group that consideration had been given as to how best to progress the DPDs across the district to enable affordable housing and other needed development to be secured. The Totnes and Dartington DPD and the Rural Areas DPD had progressed more slowly than planned. Changing the approach in order to focus on site allocations could speed the process and enable officers to progress work on Dartmouth, Kingsbridge and Ivybridge in parallel with Totnes and Dartington and the Rural Areas. With the RSS now in the final stages of preparation a strategic planning horizon to 2026 for the region should soon be in place. Members were informed that the advice from GOSW was that all DPDs yet to reach Submission stage should be prepared to the 2026 horizon.

Officers outlined several possible options for delivery focused on site allocations, and Members supported an option to progress four parallel DPDs for the Area Centres (Dartmouth, Ivybridge, Kingsbridge and Totnes) and the Rural Areas DPD. This approach would also mean that, if one DPD was delayed for any reason the others could still progress. Following a query, it was noted that this option included a timetable to submit site allocations DPDs in 2010. In light of the Local Government Boundary Review of Devon, Members felt it was important to have made such progress with site allocation documents by that time in order that any new authority would be able and likely to continue to make progress.

Officers also advised that in order to more completely focus on progressing site allocations, the Development Policies DPD could be progressed by consultants. Members stated their support for this approach to be pursued.

In relation to the Totnes and Dartington DPD, Members also supported delaying the Submission stage of the document to enable further work on the evidence base and also in order that it could be progressed in parallel with the DPDs for the other Area Centres to an horizon of 2026.

RESOLVED

That the Group considered the content of the Development Plan Documents (DPDs) to cover the South Hams outside the Plymouth Urban Fringe area, the geographic coverage of each one and the relative priority to be accorded to each; and that the Executive be

RECOMMENDED to:-

- a) approve a revised Local Development Scheme (LDS) in light of the new considerations (as outlined above);
- b) agree that changes to the LDS be formally submitted to the Planning Inspectorate for agreement and to the Government Office for the South West for approval at such later time as Government may advise; and,
- c) delegate the precise LDS programme for the constituent LDF documents to the Head of Community Regeneration in consultation with the Leader, Deputy Leader and a nominated Member from the Minority Group.

4. DEVELOPMENT POLICIES DPD – SUBMISSION STAGE

Members were presented with a report which set out the content of the South Hams Local Development Framework (LDF) Development Policies Submission stage document and sought agreement for its publication during June 2008. However, it was felt that consideration of the report should be deferred pending production of a revised LDF timetable and consideration of the resource implications.

It was then:-

RESOLVED

That consideration of agreeing to publish the South Hams Local Development Framework (LDF) Development Policies Submission Stage Document be deferred at this time.

5. **PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)
– DRAFT**

Members were presented with a report which set out the content of the draft Planning Obligations SPD and sought agreement for its publication during June 2008. However, it was felt that consideration of the report should be deferred pending production of a revised LDF timetable and consideration of the resource implications.

It was then:-

RESOLVED

That consideration of the Planning Obligation Supplementary Planning Document be deferred at this time.

(Meeting commenced at 2.00 pm and concluded at 4.00 pm)