

**MINUTES OF THE MEETING OF THE SOUTH HAMS DISTRICT COUNCIL HELD
AT FOLLATON HOUSE, TOTNES ON THURSDAY 15 JUNE 2006**

MEMBERS

* Cllr B E Carson – Chairman

* Cllr R J Carter – Vice-Chairman

- | | |
|---------------------|-----------------------|
| * Cllr N A Barnes | * Cllr J O'Connell |
| ∅ Cllr H D Bastone | ∅ Cllr C M Pannell |
| * Cllr J S Beer | * Cllr J T Pennington |
| * Cllr B J Boughton | * Cllr M C Ramsay |
| * Cllr J Brazil | * Cllr S L Rankin |
| ∅ Cllr B F Cane | * Cllr M A Roadknight |
| * Cllr P H Cook | * Cllr G H W Rosevear |
| * Cllr R F Croad | ∅ Cllr G Rothwell |
| * Cllr G Date | * Cllr R Rowe |
| * Cllr B C Evans | * Cllr M F Saltern |
| * Cllr L A Facy | * Cllr J W Squire |
| * Cllr S M Fairman | * Cllr I P Steer |
| * Cllr G J Fielden | ∅ Cllr M Stone |
| * Cllr R W Hallett | * Cllr D W S Thorning |
| * Cllr V A Harvey | * Cllr R J Tucker |
| ∅ Cllr J D Hawkins | * Cllr A R Vale |
| * Cllr P W Hitchins | * Cllr A Ward |
| ∅ Cllr I Longrigg | * Cllr J A Westacott |
| * Cllr D W May | * Cllr R O Yonge |

* Denotes attendance

∅ Denotes apology for absence

Officers in attendance:

For all items: Chief Executive, Strategic Director (Community), Strategic Director (Resources), Monitoring Officer, Member Support Services Manager;
Items 10, 11 and 12 (see 27/06, 28/06 and 29/06 below) – Head of Community Regeneration, Forward Planning Manager, Major Developments and Projects Officer;
Item 13 (see 30/06 below) – Landscape and Recreation Manager;
Items 14 and 15 (see 31/06 and 32/06 below) – Head of Planning and Building Control.

22/06

MINUTES

The minutes of the annual meeting of the Council held on 11 May 2006 were confirmed as a correct record and signed by the Chairman.

23/06 CHAIRMAN'S ANNOUNCEMENTS

The Council noted a list of Civic Engagements attended by the Chairman.

24/06 DECLARATIONS OF INTEREST

Members were invited to declare any interests in the items of business to be considered during the course of the meeting. These were made as follows:-

Cllr Hitchins declared a personal and prejudicial interest in items 11, Local Development Framework – Plymouth Urban Fringe Development Plan Document – Preferred Options and 12, Local Development Framework – Sherford Area Action Plan – Submission Version (see minutes 28/06 and 29/06 below) by virtue of his landholdings. Cllr Hitchins left the meeting during the discussion and vote on this matter.

Cllr Cane declared a personal interest in items 11, Local Development Framework – Plymouth Urban Fringe Development Plan Document – Preferred Options and 12, Local Development Framework – Sherford Area Action Plan – Submission Version (see minutes 28/06 and 29/06 below) by virtue of his ownership of land adjoining the sites referred to in these documents. He remained in the meeting during the discussion on these items but abstained from voting on each.

Cllr Westacott declared a personal interest in item 13, Local Development Framework – Adoption of Supplementary Planning Document on Open Space, Sport and Recreation (see minute 30/06 below) by virtue of her role as chairman of a body responsible for allocating monies provided by section 106 agreements. Cllr Westacott remained in the meeting during the discussion and vote on this matter.

Cllrs Fairman and Hitchins declared personal interests in item 15, Design and Conservation Panel (see minute 32/06 below) by virtue of their membership of the Panel arising from their respective Member Champion roles. Both remained in the meeting during the discussion and vote on this matter.

25/06 QUESTIONS

It was noted that the following questions had been received in accordance with Council Procedure Rule 8:-

(a) From Cllr Boughton to Cllr Yonge, Leader of the Council:-

In pursuit of the Council's Priority Policy of creating well paid employment, can we find ways to promote more building contracts for local builders?

In response, Cllr Yonge referred to restrictions on the Council's ability to procure services exclusively from local providers due to European legislation. However, local companies had been employed where they had submitted the most competitive bid for a tender. Through the work of the South Hams Strategic Partnership, it was hoped that assistance could be provided to local companies to make them more competitive in the market.

Cllr Boughton asked a supplementary question relating to the problems experienced by local companies with labour supply where contracts had been secured. In response, Cllr Yonge acknowledged that this was a problem and underlined the importance of providing training where possible.

Can the Leader ask the planning departments to look more closely at public transport issues relating to new housing developments, and in particular to the major developments such as Lee Mill and Sherford?

In response, Cllr Yonge felt that the issue of transport links with new housing developments was already being looked at closely. In the context of the new community at Sherford, he underlined the importance of the links with Plymouth and the need for these to be developed on time.

(b) From Cllr Brazil to the Executive Member for Clean Environment:

What has been the percentage increase in car parking charges over the last four years?

Cllr May advised that the lowest increase for the various car park tariffs had been 12% and the highest 105% and that the charges were within government guidelines.

How many surveys / research have been carried out to assess the effect of increases in car parking charges on local businesses in our market towns?

In response, Cllr May advised that there had been no specific surveys or research undertaken, but that the use of car parks was monitored regularly and was currently showing high use.

Cllr Brazil requested a copy of the report on the usage of the district's market town car parks.

How many Council officers are provided with free car park passes and how many are provided with reserved car parking spaces?

Cllr May advised that 289 car park permits had been issued to staff which avoided the administrative cost arising from expense claims. There were 3 reserved spaces at Follaton House and 1 at Salcombe Harbour. The issue of concessionary schemes was due for consideration at the meeting of the Community Policy Development Group in September 2006.

(c) From Cllr Brazil to the Executive Member for Housing:

How many affordable houses were built in the South Hams during the year 05 / 06 and how much money did SHDC spend on these projects?

Cllr Steer advised that 133 units were completed in 2005 / 2006 at a cost of £2m. Cllr Steer referred to the Council's wider housing role which included the provision of grants and loans for properties in need of upgrading and the disposal of land under market value for affordable housing projects.

Cllr Brazil asked a supplementary question regarding the use of the capital receipt from the sale of the Council's housing stock for affordable housing projects. In response, Cllr Steer advised that this was a finite source of funding compared to council tax on second homes, would not provide many new homes and was used to support all areas of the Council.

Since the adoption of the Special Planning Guidance on affordable housing, how many affordable houses have been built as a result of this and can you list them?

Cllr Steer advised that it had been 2 years since the adoption of the Supplementary Planning Guidance on Affordable Housing which was a short period of time to bring forward and complete housing projects.

(d) From Cllr Brazil to the Executive Member for Community Affairs:

Does SHDC have Environmental Health Officers on call over the weekend?

Cllr Saltern advised that Environmental Health Officers were available out of hours via a call-out arrangement with Torbay Council. The officers were not technically "on duty" but would respond to serious incidents.

26/06

NOTICE OF MOTION

It was noted that one motion had been received in accordance with Council Procedure Rule 10.1.

(a) By Cllrs Brazil and Ward:

"This Council opposes the development of any new nuclear power stations and calls on the government to invest in reducing the amount of energy used and renewal forms of energy."

Having been **PROPOSED** and **SECONDED**, the proposer of the motion referred to the expense of nuclear power, notably the £70b clear up costs from existing power stations, the danger they posed and the hypocrisy of the government in promoting nuclear power compared to the stance it was taking over Iran. In support of this, the seconder referred to safety concerns and costs relating to the decommissioning

of existing power stations, problems with sourcing uranium, concern at the locating of power stations in coastal areas and the security risk arising from terrorism. Renewable energy offered a safe and sustainable solution and this was where the government should make investment.

During discussion, particular reference was made to:-

- (i) a Member's view that nuclear power was clean, that safety warnings were made regarding Chernobyl and that fossil fuels were a finite resource;
- (ii) the need for the Council to receive independent expert advice to allow for an informed debate.

During the debate the following amendment to the motion was **PROPOSED** and **SECONDED** and, upon being put to the vote was declared **CARRIED**.

"This Council opposes the development of any further nuclear power stations until the government produces a detailed report on the advantages, disadvantages and costs of nuclear energy. In the meantime, it calls on the government to promote ways of reducing energy consumption and to increase the investment into the research of renewable forms of energy."

RESOLVED

This Council opposes the development of any further nuclear power stations until the government produces a detailed report on the advantages, disadvantages and costs of nuclear energy. In the meantime, it calls on the government to promote ways of reducing energy consumption and to increase the investment into the research of renewable forms of energy.

27/06

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK – STATEMENT OF COMMUNITY INVOLVEMENT

Members considered a report which sought adoption of the Local Development Framework (LDF) Statement of Community Involvement, following the receipt of comments from the Planning Inspectorate.

During discussion, reference was made to:-

- (i) representations made in respect of Supplementary Planning Documents, which would be considered by the Council, but not by an independent inspector at an examination;
- (ii) links between the LDF and Community Strategy which would be evident in future LDF documents;

- (iii) a Member's concern at some planning application plans not being available for public inspection. Members were advised that separate files were set up for inspection by members of the public. In addition, a programme was in place to enable plans to be viewed online.

RESOLVED

That the South Hams Local Development Framework Statement of Community Involvement be adopted in line with the Planning Inspector's binding report.

28/06

LOCAL DEVELOPMENT FRAMEWORK – PLYMOUTH URBAN FRINGE DEVELOPMENT PLAN DOCUMENT – PREFERRED OPTIONS

Members considered a report which sought approval to publish for consultation the LDF Plymouth Urban Fringe Preferred Options document. The consultation period would be for six weeks enabling communities and stakeholders to respond to the options proposed.

RESOLVED

That:-

- (i) the LDF Plymouth Urban Fringe Development Plan Document (Preferred Options) be published in June 2006;
- (ii) authority be delegated to the Head of Community Regeneration in consultation with the Leader, Deputy Leader and a nominated Member from the Minority Group to make necessary final changes to its content.

29/06

LOCAL DEVELOPMENT FRAMEWORK, SHERFORD AREA ACTION PLAN – SUBMISSION VERSION

Consideration was given to a report which sought Member approval to publish the LDF Sherford Area Action Plan (Submission Stage) at the end of June 2006.

During discussion, particular reference was made to:-

- (i) the importance of transport links to and from the new community at Sherford and the need to work with Plymouth City and Devon County Councils to ensure that such links were delivered on time. A Member expressed surprise at the conclusion of the Plymouth Eastern Corridor Study that a park and ride facility on the A379 was not required at this stage. Another Member emphasised the importance of an integrated approach to public transport to ensure that different modes of transport worked in conjunction with each other;

- (ii) a Member's acknowledgement of the document's adherence to principles of sustainable development;
- (iii) a Member's opposition to the development of the new community. The Member suggested that there was a shortage of affordable properties and not of houses per se and he did not regard such a development on green field land as the appropriate way forward;
- (iv) a Member's concern at the existing pressure on Ivybridge Community College and his desire for a larger secondary school at Sherford than what was proposed. Members were advised that the provision within the document represented the objective of the education authority;
- (v) a Member's request that the appreciation of all Members for the work of the officers in preparing this document be noted;
- (vi) the impact of the new community on the housing needs of residents of the South Hams. Members were advised that the results of the latest housing needs survey were currently awaited.

RESOLVED

That:-

- (i) the South Hams Local Development Framework Sherford New Community Area Action Plan Submission Stage Document be approved for publication in June 2006;
- (ii) authority be delegated to the Head of Community Regeneration in consultation with the Leader, Deputy Leader and nominated Member from the Minority Group to make necessary final changes to its content.

30/06

LOCAL DEVELOPMENT FRAMEWORK – ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT ON OPEN SPACE, SPORT AND RECREATION

Members considered a report which sought approval to adopt the draft Supplementary Planning Document (SPD) on Open Space, Sport and Recreation, which had been developed through the Community Policy Development Group.

During discussion, Members were advised that the SPD specified the requirement from new dwellings or commercial development for the provision of sport, recreation and open space. However, there was an existing mechanism where this would impact on the provision of

affordable housing which allowed the Council to consider the appropriate level of provision on an individual site basis.

RESOLVED

That:-

- (i) the Council adopt the Supplementary Planning Document on Open Space, Sport and Recreation, as set out in Annex 1 of the report presented to the Council, as part of the South Hams Local Development Plan including;
 - a) Those proposed alterations already considered by Community Policy Development Group at the meeting of 20 April 2006 and;
 - b) Those further amendments set out in Paragraphs 8 and 10 of the report.
- (ii) the SPD be implemented for all relevant planning applications received on or after 30 June 2006;
- (iii) all necessary documentation in relation to the SPD (including the Sustainability Appraisal) be published in accordance with the Act and Regulations;
- (iv) the Head of Financial Services be authorised to set up necessary financial arrangements for the collection, retention and distribution of funds;
- (v) the Head of Landscape & Leisure be delegated the authority to release funds for works on District Council land and works undertaken by Town and Parish Councils or other appropriate third parties, where such works are for the provision or improvement of Open Space, Sport and Recreation and are judged to accord with the SPD;
- (vi) the Head of Legal Services implement arrangements for dealing with Section 106 agreements or unilateral undertakings in relation to Open Space, Sport and Recreation.

31/06

DRAFT PLANNING GUIDANCE – VALIDATING PLANNING APPLICATIONS

Consideration was given to a report which sought Member approval to adopt new planning guidance which set out the standards to be met before submitted planning applications would be formally registered.

Members were advised that this had been considered previously by the Community Policy Development and, whilst it could not be adopted as a formal Supplementary Planning Document, it would assist in ensuring that all necessary information needed to determine a planning application was submitted prior to the application being registered.

RESOLVED

That:-

- (i) the validation document be adopted as a basis for assessing whether planning and other applications should be registered;
- (ii) officers be supported in being steadfast in not registering applications which do not meet the standards set out in the document.

32/06

DESIGN AND CONSERVATION PANEL

Members considered a report on the proposal to formally establish a Design and Conservation Panel, which had been operating on a trial basis since February 2006.

A Member suggested that the terms of reference of the Panel be extended to consider sustainable design issues to reduce the carbon footprint of new developments. Members were advised that general sustainability issues would be considered by Panel members.

RESOLVED

That:-

- (i) the establishment of the Design and Conservation Panel be approved;
- (ii) the purpose, objective and procedure of the Panel, as set out in the report presented to the Council, be endorsed.

REPORTS OF BODIES**RESOLVED**

That the minutes and recommendations of the undermentioned bodies be received and approved subject to any amendments listed below:-

- | | | |
|-----|---------------------------------------|-------------|
| (a) | Development Control Committee | 17 May 2006 |
| (b) | Community Policy
Development Group | 23 May 2006 |
| (c) | Scrutiny | 1 June 2006 |

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

Chairman