

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Management Committee held at the Council Chamber, Council Offices, Knowle, Sidmouth on Tuesday 2 June 2009

Present: Councillors:
Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)

Ray Bloxham
Bob Buxton
Geoff Chamberlain
Iain Chubb
Ray Franklin
Ken George
Mike Green
Steve Hall
Ann Liverton
Helen Parr
Pauline Stott
Graham Troman
Steve Wragg

Ward Members: Councillors:

Also Present: Councillor:
Graham Brown, Portfolio Holder - Environment
Malcolm Florey, Business Champion
Tony Reed
Philip Skinner, Rural Champion

Officers: Stephen Belli, Development Manager
Nigel Harrison, Economic Development Manager
Christopher Holland, Democratic Services Officer
Andrew Seddon, Senior Solicitor

Apologies: Councillors:
Derek Button
Andrew Moulding

The meeting commenced at 2.00pm and ended at 4.56pm

***10 Minutes**

The minutes of the meetings of the Development Control Committee held on 30 June 2009, were agreed and signed as a true record subject to an amendment to show that the meeting was held at Exmouth Town Hall.

***11 The Planning Bill – The Community Infrastructure Levy update**

Members gave consideration to the report of the Head of Planning and Countryside Services concerning the Community Infrastructure Levy (CIL) which would be a new charge with which local authorities in England and Wales will be empowered, but not required, to charge, on most types of new development in their area. CIL charges would be based on formulae which related the size of the charge to the size and character of the development paying it. The proceeds of the levy would be spent on local and sub-regional infrastructure to support the development of the area.

***11 The Planning Bill – The Community Infrastructure Levy update (cont'd)**

It was noted that a consultation document on CIL was due around October 2009, but it was possible that it might be later. Regulations implementing CIL would not come into force before Spring 2010.

RESOLVED : that the report be noted

***12 Planning Protocol for Major Planning Applications**

The Head of Planning and Countryside Services gave a report on the idea to create a regional Planning Protocol framework to support the effective delivery of the Sustainable Growth Agenda (The Way Ahead). In the South West, the South West Regional Development Agency in partnership with Local Authorities in the Region, other regional parties and the Home Builders Federation was commissioned ARUP to develop such a regional framework. The document set out best practice for handling significant scale 'major' planning applications and it was noted that the Council was already demonstrating good practice as proposed by the Protocol.

- RESOLVED:**
- 1) that the Head of Planning & Countryside Services undertakes a consultation exercise with all District Councillors and Town and Parish Councils on the appropriateness of the Protocol and reports back to the Committee on the responses with a view to adopting the Protocol as best practice for East Devon District.
 - 2) that the locally defined criteria relating to measuring success of the Protocol, establishing viability evidence, the appropriate scale of development to apply the Protocol to, the participants to the Protocol and the monitoring and learning exercise be established and reported back with the results of the consultation exercise.

***13 Housing & Planning Delivery Grant 2008-/09 - Allocations**

The Head of Planning and Countryside Services gave a report on a consultation paper launched by Margaret Beckett, Minister of Housing, on the proposed changes to the allocation mechanism for the Housing and Planning Delivery Grant (HPDG) in years 2 and 3 (2008/09 was Year 1). It was the Government's intention to continue investing significant sums through the HPDG for Local Authorities who planned and delivered more homes. It was noted however, that with the current financial difficulties being experienced, the original intention to increase the funds available to Planning Authorities in years 2 and 3 from the original £100 million pounds available in year 1 to £200 million available in year 3 had meant that the funding had been cut back by £25 million in year 2 and by £50 million in year 3.

The Government was consulting on proposed changes on the way the grant was allocated to ensure that it recognised current challenges and encourages positive action by Local Authorities to facilitate recovery

- RESOLVED:**
- 1) that the Government reduces the threshold in Year 2 as well as by a greater percentage than proposed in Year 3.
 - 2) that the greater benefits for LDF progress should be equally awarded across years 2 and 3.

***14 Applications determined under delegated powers**

The Committee received and noted the Schedule of Applications for Planning Permission which had been determined under delegated powers (Schedule 2 – 2009/2010 refers).

The Chairman also drew Members’ attention to the recent performance figures regarding the planning service recently reported to the Service Delivery and Performance Overview and Scrutiny Committee on 17 June 2009. The systems review in Planning had resulted in many improvements to the service including:

- Time spent on applications reduced by 27 days
- 95% of customers and 82% of Parish and Town Clerks were satisfied with the service provided.
- Improved efficiency had resulted in increased capacity – able to provide a comprehensive pre-application service to benefit applicants, the planning authority and the wider community
- All information submitted with a planning application was available on the Council’s website.
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RESOLVED: that all those involved with the systems review of the Planning Service be congratulated on the latest set of performance figures.

***15 Planning Appeal Statistics**

The Committee received and noted the report of the Head Planning and Countryside Services setting out appeals recently lodged and recent appeal decisions notified.

***16 Applications for Planning Permission and matters for determination**

RESOLVED: that the applications before the Committee be determined as set out in Schedule 2 – 2009/2010 (attached).

The following declaration of interest was made during consideration of applications:

Councillor / Officer	Ref. App. Address	Type of interest (action taken)	Nature of interest
Councillor Paul Diviani	09/0787/FUL Stable Cottage Heathstock Stockland	Personal (remained in Chamber to speak and vote)	Councillor was the Chairman of the Blackdown Hills AONB Rural Partnership

***17 East Devon Local Plan: “Saved” Policies**

Members noted the report of the Planning Policy manager. It was noted that under provisions in the Planning and Compulsory Purchase Act 2004 policies in the East Devon Local Plan were automatically saved for 3 years from adoption until 19 July 2009. The Secretary of State had made a direction ‘saving’ the majority of the policies beyond the 3 year period.

RESOLVED: that, with the exception of the 10 policies listed in the schedule attached to the report, Local Plan policies were saved until replaced by policies in the Local Development Framework.

Chairman Date.....