

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Environment Overview Committee held at Knowle, Sidmouth on Thursday, 8 July 2004.

Present:

Councillors:

G K Liverton (Chairman)
N J Spence (Vice Chairman)

G P Chamberlain
B O Ingham
Mrs H E Parr
A S Pascoe

A W J Reed
Mrs L A Roden
Dr H W Waterworth
S C Wragg

Also Present:

Councillors:

Miss V Ash
J E D Falby
Mrs A E Liverton
S M Merritt

J B Nicholson
T G Reeves
Mrs E E Wragg

Apologies:

Councillors:

Mrs R E Burrow
R Mudge
N Rogers
P J Skinner

The meeting commenced at 6.33pm and terminated at 9:45 p.m.

*13 **Minutes**

The minutes of the meeting of the Environment Overview Committee held on 3 June 2004, were confirmed and signed as a true record.

*14 **Affordable Housing - Supplementary Planning Guidance**

Consideration was given to the report of the Head of Planning & Countryside Services concerning the Affordable Housing Supplementary Planning Guidance document. It was noted that the guidance document set out circumstances where the Council would seek to secure a target figure of 40% affordable housing as part of residential development schemes. Members noted that the document also included guidance on 'exception' sites. The guidance was brought before the Environment Overview Committee as part of the consultation process.

Members felt that the document was well presented and would be helpful in providing as much affordable housing in the future as possible. Members felt that some areas of the text could be simplified and requested that Officers use plain English throughout the document.

RESOLVED that the Affordable Housing Supplementary Planning Guidance be supported.

15 **East Devon New Community Supplementary Planning Guidance**

Consideration was given to the report of the Head of Planning & Countryside Services concerning the East Devon Supplementary Planning Guidance document. Members noted that the guidance had been produced for the new Revised Deposit East Devon Local Plan Policy 'Strategic Development in the East Devon Part of the Area Economic Activity'. The guidance was brought before the Environment Overview Committee for comment. It was noted that with the agreement of the Executive Board, the document would be circulated for public consultation.

During the course of the debate, Members worked through each chapter of the document and highlighted areas of concern and interest. The Officers noted any suggested amendments. It was agreed that the new community was an exciting opportunity to design and plan an entire town from the bottom upwards. Members congratulated all the Officers who had helped to produce the document.

RECOMMENDED that the supplementary planning guidance entitled 'East Devon New Community - Supplementary Planning Guidance' be supported and used as the basis for for public consultation in the process of adoption for Development Control purposes.

16 **Land North and South of Chapel Street, Honiton - Draft Supplementary Planning Guidance**

Consideration was given to the report of the Head of Planning & Countryside Services concerning the supplementary planning guidance on the land North and South of Chapel Street Honiton which had been produced for the new Revised Deposit East Devon Local Plan. Members noted that very few people had responded during the consultation period and this was disappointing.

RECOMMENDED that the draft supplementary planning guidance entitled 'Land and South of Chapel Street, Honiton - Develop Brief' be adopted as interim Supplementary Planning Guidance for Development Control purposes.

*17 **Development Control Committee - Review**

Consideration was given to the verbal report of the Head of Planning & Countryside Services concerning the organisation of the Development Control Committee system. Members felt that the current method of a single committee should be examined from when an application is sent to committee to the time a decision is made along with whether audio/visual techniques in presenting applications could be improved. Length of meetings and possible different starting times would be looked at. It was felt that it may be beneficial to examine other planning committee systems at other authorities. It was agreed that a Task and Finish Forum should be convened to look at all of these issues. Members voiced various concerns over the current system and these were all noted by the Head of Planning & Countryside Services and would be raised at the first meeting of the Forum.

***17 Development Control Committee - Review (cont'd)**

It was felt that the structure and organisation of the Planning Inspections Committee should not be scrutinised as this worked extremely well. Similarly, the Task and Finish forum would not be required to look into the delegated planning applications procedure or case Officer activity.

RESOLVED that a Task and Finish Forum be convened to undertake an evaluation and suggest possible changes to the current Development Control Committee system.
(Note: this would not be convened until the Maladministration Task and Finish Forum had completed its work.)

18 Orcombe Point, Exmouth Development Brief

Consideration was given to the report of the Head of Planning & Countryside Services concerning the outline development brief for Orcombe Point, Exmouth. The brief was drawn up to show the potential for the area in being an entrance facility at the beginning of the World Heritage Coast. Members noted that should they recommend the brief for approval by the Executive Board, authority would be sought to submit an outline planning application to develop the site. This would be for the principle of a café/restaurant incorporating public conveniences and interpretation facility for the World Heritage Coast. Members were impressed with the ideas put forward by Officers and hoped that they could bring the scheme to fruition.

RECOMMENDED 1) that the draft development brief for Orcombe Point be approved for consultation and marketing purposes.

2) that an outline planning application be submitted for a café/restaurant incorporating public conveniences and World Heritage Coast Interpretation facility in accordance with the development brief in (1)

19 Refuse Collection and Recycling Best Value Review

Consideration was given to the report of the Policy Manager concerning the above review. Members were asked to recognise the conclusion of the review and to confirm that the wheeled bin scheme in Exmouth should continue until the new refuse contracts were awarded.

RECOMMENDED

- 1)** the Best Value Review of Refuse Collection and Recycling be concluded
- 2)** the continuation of the wheeled bin scheme in Exmouth be approved until the new refuse and recycling contracts, based on the draft Waste Management Strategy and Action Plan, are implemented.

20 **EDDC Travel Plan**

Consideration was given to the report of the Sustainable Development Officer concerning the East Devon District Council Travel Plan. The plan aimed to provide policy and practical guidance for the management of council vehicles, business mileage and staff / Member commuting. The aim of the report was to reduce the overall environmental impact of travelling by the council. Members were generally in favour of the plan, felt that it should be regularly reviewed, and traffic usage monitored. The committee also drew attention to the issues relating to vehicle procurement, and recommended that a more efficient approach be taken to this in future.

RECOMMENDED that the Travel Plan for the Council be adopted with a review being carried out in 2005.

21 **Otterton Village Design Statement**

Consideration was given to the report of the Head of Planning and Countryside Services concerning the Otterton Village Design Statement. Members noted that the design statement would act as a guide when looking at future developments and would if approved be adopted for Development Control purposes. It was noted that once the local Plan has been adopted the document could be approved as Supplementary Planning Guidance.

RECOMMENDED

- 1) The Corporate Director - Environment be given delegated authority to approve any additional text as deemed necessary.
- 2) the draft Otterton Village Design Statement be approved and adopted as interim Supplementary Planning Guidance.
- 3) The Otterton Village Design Statement group be congratulated on their work and its results.

22 **Seaton Town Strategy**

Consideration was given to the report of the Head of Planning and Countryside Services concerning the Seaton Town Strategy. Members noted that the design statement would act as a guide when looking at future developments and would if approved be adopted for Development Control purposes.

RECOMMENDED 1) that the Seaton Town Strategy (with the exception of the reference to the regeneration area north of Harbour Road) be endorsed and that it be taken into account when decision making.

- 2) that the Seaton Town Plan Strategy Group be congratulated on their Parish Plan.

23 **Honiton Town Plan**

Consideration was given to the report of the Head of Planning and Countryside Services concerning the Honiton Town Plan. Members noted that the plan would act as a guide when looking at future developments and would if approved be adopted for Development Control purposes.

- RECOMMENDED 1)** that the Honiton Town Plan be endorsed and that it be taken into account when decision making.
- 2) that the Honiton Town Plan Strategy Group be congratulated on their Town Plan.

24* **Future Supplementary Planning Guidance**

Members agreed that due to the workload of the Environment Overview Committee all future Supplementary Planning Guidance would be reported directly to the Executive Board. If Members felt they wished to scrutinise any such documents they could be 'called in' using the normal procedures.

Chairman Date.....