

At a Meeting of the **COMMUNITY SERVICES COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **30th** day of **APRIL 2013** at **2.00 pm**.

Present:

Cllr R J Oxborough – Chairman	
Cllr R F D Sampson – Vice-Chairman	
Cllr K Ball	Cllr M J R Benson
Cllr K A Clish-Green	Cllr M V L Ewings
Cllr A F Leech	Cllr N Morgan
Cllr M E Morse	Cllr D E Moyse

Corporate Director (AR)
Leisure Contracts Manager
Strategic Planning Officer (ML)
Strategic Planning Officer (RB)
Strategic Planning Officer (PW)
Committee & Ombudsman Link Officer

In attendance:

Cllr R Baldwin	Cllr W Cann OBE
Cllr D Cloke	Cllr T Hill
Cllr J Moody	Cllr T Pearce
Cllr P Sanders	Cllr J Sheldon

***CS 49 CONFIRMATION OF MINUTES**

The Minutes of the Meeting held on 26th February 2013, were confirmed and signed by the Chairman as a correct record subject to the following paragraph being included in the last paragraph of the preamble to Minute No CS 45 – Draft South and South West of Tavistock Masterplan Supplementary Planning Document (SPD):

“However, it was acknowledged and agreed that an area should be left free of development to the north of the proposed Tavistock railway station, to enable the railway to continue to Okehampton, should the need be identified at some point in the future.”

***CS 50 LEISURE CENTRE CONTRACT MONITORING**

The Natural Environment & Recreation Manager and the Leisure Contracts Manager presented a joint report (page 3 to the Agenda) on the overall performance and current key issues of the leisure centre management arrangements with Leisure Connection.

The numbers using the swimming pool at Meadowlands had increased during the period October 2012 to March 2013 and this included the addition of both Gunnislake and Delaware Primary Schools booking for swimming sessions, bringing the total to 9 schools attending, and a number of new initiatives which included a junior triathlon club and a new partnership with Macmillan Cancer Care.

At the Parkland swimming pool there had been a slight reduction in the number of swims but this had been attributed to poor weather but, in

contrast, the numbers using the Fitness facilities had continued to increase.

Both centres had been assessed for the Quest Accreditation Scheme and both had passed with Meadowlands achieving a “Satisfactory” score and Parklands a “Good” score.

Both centres had passed their respective internal Health and Safety and Pool Safety Audits.

It was **RESOLVED** the Committee notes the current contract performance and welcomes in particular the increase in usage figures.

***CS 51**

SOUTH AND SOUTH-WEST OF TAVISTOCK MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Arising from Minute No CS 45 – 2012/2013, the Strategic Planning Officer (ML) presented a report (page 9 to the Agenda) on the outcome of the consultation held in respect of the draft South and South-West of Tavistock Masterplan SPD.

The consultation had raised a number of issues and concerns with the principle issues being:

- (i) the scale of proposed development
- (ii) the ability to deliver all of the infrastructure requirements and concern that the provision of a railway would compromise the delivery of other facilities needed and affordable housing provision
- (iii) increased traffic flow on Callington Road and its management
- (iv) concerns expressed by developer agents on the need for reserve sites being identified to supplement the town’s housing land supply.

Two appendices were presented with the report. Appendix A (circulated separately to the Agenda) detailed the proposed changes to the draft SPD as “tracked changes” and Appendix B – A Statement of Consultation (page 14 to the Agenda) detailed the comments received during the consultation period. Further to the circulation of Appendix A, an amendment was tabled in respect of paragraph 6.7 regarding SP23A:

6.7 With regards to SP23A, initial assessments identified that improvements would be required to accommodate the development. A Traffic Highways Improvements Analysis Report was subsequently prepared which modelled the current use of the junctions within the western part of town and assessed the potential impact of new development in the area. ~~This shows that local highway improvements, alongside the reinstatement of the railway line, will be required to mitigate the traffic impacts of the development. With particular reference to the highway improvements,~~ This shows that local highway improvements, alongside the reinstatement of the railway line, will be needed to address the traffic impacts of new development. As per paragraph 5.12, the residential development of SP23A is not dependent on the railway being in place in the early stages of the plan period. However, it was confirmed

through the Core Strategy that the railway was needed to mitigate the longer term traffic impacts of new development taking place in the town and to provide Borough wide benefits by reducing congestion on the A386, providing a wider choice of travel options and linking Tavistock to the national rail network. Various options to access the site were explored and the following was agreed.”

Arising from the discussion a Member expressed concern that in all of the documents seen there appeared to be no figures supporting the development and use of the proposed railway and how it was to be funded, however, the Committee was advised that the reinstatement of the railway was embedded in both this Council’s Core Strategy and in Devon County Council’s Local Transport Plan 3.

It was **RESOLVED** that:

- (i) the South and South-West of Tavistock Masterplan Supplementary Planning Document as presented at Appendix A with the tracked changes incorporated together with the tabled amendment to paragraph 6.7 as set out above, be adopted and used as material planning consideration when determining planning applications for development on the allocated sites in Tavistock; and,
- (ii) the Head of Planning, Economy and Community, in consultation with the Chairman, Vice-Chairman of the Committee and the current Lead Member for Strategic Planning, be authorised to make any changes considered necessary to the SPD.

***CS 52**

ASSESSING THE IMPACT OF RETAIL DEVELOPMENT IN WEST DEVON SUPPLEMENTARY PLANNING DOCUMENT

Arising from Minute No CS 42 – 2012/2013, the Strategic Planning Officer (RB) presented a report (page 72 to the Agenda) on the outcome of the consultation held in respect of the Assessing the impact of new Retail Development in West Devon SPD.

The consultation had raised a number of issues and concerns with the principle issues being:

- (i) concern that the threshold was too low;
- (ii) the SPD should have a stronger emphasis on the policies of the National Planning Policy Framework;
- (iii) the conclusions of the Study relating to future retail provision in the Borough and its recommendations in terms of local thresholds for Retail Impact Assessments; and,
- (iv) the need to clarify the criteria of Policy Guidance Box 3 (page 11 to Appendix A) to ensure applicants are not over burdened and that higher tier policy and validation requirements are not repeated.

Two appendices were presented with the report. Appendix A (page 77 to the Agenda) detailed the proposed changes to the draft SPD as “tracked changes” and Appendix B – A Statement of Consultation (page 90 to the Agenda) detailed the comments received during the consultation period.

It was **RESOLVED** that:

- (i) the Assessing the Impact of Retail Development in West Devon Supplementary Planning Document (SPD) be adopted and used as a material planning consideration when determining applications for retail development in the Borough; and,
- (ii) the Head of Planning, Economy and Community, in consultation with the Chairman and Vice-Chairman of the Committee and the Lead Member for Strategic Planning, be authorised to make any changes considered necessary to the Supplementary Planning Document.

***CS 53**

INTERIM RENEWABLE ENERGY GUIDANCE FOR WEST DEVON

The Strategic Planning Officer (PW) presented a report (page 106 to the Agenda) on the preparation of a set of interim guidance notes for wind and solar photovoltaic (pv) development pending the preparation of a new Local Plan. It was intended that the guidance notes, which would be advisory and not carry the weight of a Supplementary Planning Document, would bring the following to the attention of developers:

- (i) the nature of the issues that they would have to consider;
- (ii) the methodologies to be used when assessing impacts; and,
- (iii) to clarify the roles of both developers and the Council's Development Management service.

The National Planning Policy Framework required Councils to have a "positive strategy" to promote energy from renewable or low carbon sources. The review of the Core Strategy and preparation of a new Local Plan would address this issue.

It was **RESOLVED** that:

- (i) interim guidance notes for wind a solar pv energy development be prepared;
- (ii) the Strategic Planning Officer and Member Group (SPOMG) agree the scope and content of the proposed guidance notes; and,
- (iii) a report to the Committee's next meeting in June 2013, considers the draft interim guidance notes and their release for public consultation and the findings of the South West Devon Community Energy Partnership evidence base and its implications for future strategy and policy development.

(The Meeting terminated at 3.40 pm.)