

Minutes of a Meeting of the Planning and Transport Policy Sub-Committee held in the John Meikle Room, The Deane House, Belvedere Road, Taunton TA1 1HE, on Tuesday, 8 October 2024 at 10.00 am

Present:

Cllr Richard Wilkins (Chair)
Cllr Bill Revans

Cllr Sarah Wakefield

Other Members present remotely:

Cllr Simon Coles
Cllr Diogo Rodrigues

Cllr Liz Leyshon

30 Apologies for Absence - Agenda Item 1

Apologies were received from Councillor Mike Rigby and Councillor Graham Oakes, who was substituted by Councillor Sarah Wakefield.

31 Minutes from the Previous Meeting - Agenda Item 2

RESOLVED that the minutes of the Planning and Transport Policy Sub-Committee held on 13 August 2024 be confirmed as a correct record.

32 Declarations of Interest - Agenda Item 3

Councillors present at the meeting declared the following personal interests in their capacity as a Councillor of a Town or Parish Council or any other Local Authority: -

SOMERSET COUNCILLOR	CITY, TOWN AND/OR PARISH COUNCIL
Richard Wilkins	Curry Rivel Parish Council

33 Public Question Time - Agenda Item 4

There were no public questions received.

34 CIL spending priorities report - Agenda Item 5

The Lead Specialist, Jo Humble and the Specialist for Strategic Planning, Jo Wilkins, introduced the report with the aid of a presentation. The report clarified and confirmed the existing Community Infrastructure Levy (CIL) spending priorities and

allocations across the Somerset Council area. The Major Projects Officer, Simon Fox, also contributed to the presentation.

The following points were raised:

- Councillors welcomed the improved approach to planning.
- Councillors raised concerns over the development trigger points and the ability for Somerset Council to enforce trigger points and the potential risk that developers would exploit the good nature of Somerset Council.
- Councillors sought reassurance on the percentage of profit and viability. The Lead Specialist confirmed that developers were allowed 15-20% profit, which was guided by the National Planning Practice Guidance.
- Councillors raised concern over the risk of developers not completing the developments.
- Councillors queried if other Councils were following the same practices. The Head of Planning confirmed that other Councils also followed this practice.
- Councillors raised concern that the local members had not been sent the report for consultation. The Specialist for Strategic Planning confirmed that local members were aware of the report.
- Councillors queried the use of bond for developments and that the Council could be more commercial with developers.

Councillor Sarah Wakefield, proposed recommendation A, which was seconded by Councillor Richard Wilkins.

Councillor Sarah Wakefield proposed a change in wording to recommendation B. That should planning permission be granted to use Community Infrastructure Levy (CIL) funding over the period 2026-2036 to provide cashflow to forward fund infrastructure to support the Up-Mudford Yeovil Sustainable Urban Extension on the basis that this funding would be fully recovered from the development via its S106. Councillor Bill Revans seconded the proposed amendment, and the recommendation was carried and became the substantive motion.

Councillor Sarah Wakefield proposed recommendation C, which was seconded by Councillor Richard Wilkins.

Having been duly proposed and seconded, the Planning and Transport Policy Sub-Committee **RESOLVED:**

- A. To Maintain the CIL infrastructure priorities and spending set out in the report.
- B. That should planning permission be granted to use Community Infrastructure Levy (CIL) funding over the period 2026-2036 to provide cashflow to forward fund infrastructure to support the Up-Mudford Yeovil Sustainable Urban Extension on the basis that this funding would be fully recovered from the development via its S106.
- C. That the forward funding of the walking and cycling infrastructure, secondary

access and associated infrastructure at the Up-Mudford, Yeovil Sustainable Urban Extension was delegated to the Chief Planning Officer and Service Director for Infrastructure and Transport, in consultation with the Head of Legal Services.

35 Local Plan 6 monthly update report - Agenda Item 6

The Principal Planning Policy Officer, Laura Higgins, introduced the report. The report provided a project update on the progress made in developing the Somerset Local Plan.

The following points were raised:

- Councillors highlighted the impressive amount of work that had been carried out on the Somerset Local Plan.
- Councillors were pleased with the progress being made.
- Councillors placed importance on the Parish Clerks being made aware of the update. The Principal Planning Policy Officer gave assurance that Parish Clerks were being updated on the work at a meeting being held later in October. The Head of Planning added that the Parish Clerks were also kept up to date via the planning newsletter.
- Councillors highlighted the importance of keeping local councillors informed.

RESOLVED that the Planning and Transport Policy Sub-Committee noted the report.

36 Forward Plan - Agenda Item 7

The Head of Planning, Alison Blom Cooper, introduced the forward plan.

The Sub-Committee noted the following items due to be reported at the next meeting on Tuesday 10th December:

- Oake Neighbourhood Plan
- Consultation of the Engagement Strategy.

RESOLVED that the Planning and Transport Policy Sub-Committee noted the report.

(The meeting ended at 11.15 am)

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CHAIR