

# The Regulation Committee

Minutes of a meeting of the Regulation Committee held on Thursday 8 March 2018 at 14.00 in the Luttrell Room, County Hall.

## Present

Cllr J Parham (Chairman)

Cllr M Caswell (substituting for  
Cllr M Keating)  
Cllr J Clarke  
Cllr A Kendall

Cllr T Napper (substituting for  
Cllr N Hewitt-Cooper)  
Cllr M Pullin  
Cllr D Ruddle  
Cllr N Taylor

**Other Members Present:** Cllr J Thorne

The Chairman welcomed everyone to the meeting, outlined the meeting procedures, referred to the agendas and papers that were available and highlighted the rules relating to public question time.

### 1 **Apologies for Absence** – agenda item 1

Cllr N Hewitt-Cooper  
Cllr M Keating  
Cllr T Lock

### 2 **Declarations of interest** – agenda item 2

Reference was made to the following personal interests of the Members of the Regulation Committee which were published in the register of members' interests which were available for public inspection in the meeting room:

|                |  |
|----------------|--|
| Cllr M Caswell | Member of Sedgemoor District Council                                       |
| Cllr A Kendall | Member of South Somerset District Council<br>Member of Yeovil Town Council |
| Cllr T Napper  | Member of Glastonbury Town Council<br>Member of Street Town Council        |
| Cllr J Parham  | Member of Mendip District Council<br>Member of Shepton Mallet Town Council |
| Cllr M Pullin  | Member of Mendip District Council  |
| Cllr D Ruddle  | Member of Somerton Town Council  |

Cllr N Taylor

Member of Mendip District Council  
Member of Cheddar Parish Council

3 **Accuracy of the Minutes of the meeting held on 8 February 2018 –**  
agenda item 3

The Chairman signed the Minutes of the Regulation Committee held on 8 February 2018 as a correct record.

4 **Public Question Time –** agenda item 4

(1) There were no public questions on matters falling within the remit of the Committee that were not on the agenda.

All other questions or statements received about matters on the agenda were taken at the time the relevant item was considered during the meeting.

5 **Construction of a new road scheme including the widening and enlargement of Junction 25 roundabout, the widening of the toneway over approx.. 200m length from J.25, the construction of a new roundabout to the southwestern corner of the Gateway Park & Ride site and the construction of linking sections of road to J. 25 and the A 358/Ruishton Lane junction, junction alternations, provision of pedestrian and cyclist facilities and associated street furniture on land at J.25, M5, Taunton -** agenda item 5

(1) The Case Officer with the use of maps, plans and photographs outlined the application, informing the Committee that the scheme: included a new roundabout and junction traffic lights; would improve the capacity of the junction and roundabout; offered increased carriageway widths; included the removal of the existing poultry farm; and would allow access to future development land. The Committee were also informed that: some of the proposed development site is classified as flood zone 2 and 3, but that the road would be raised on an embankment in these areas; public rights of way would be redirected; and the development included a proposed maintenance bay to allow the upkeep of the roundabout and signal controls.

The Case Officer proceeded to highlight the main issues for consideration, including: the principle of development; the importance of sustainable development and access to the park and ride site; the landscape character, including the already elevated motorway; flood risk and the water environments; the impact on the highway network, including reduced journey times; the impact on ecology, which would be minimised by condition; the impact on amenity which would be minimised by LED lighting; that the small decrease in air quality was not thought to be significant; and that it was not thought that the development would have any impact on crime and disorder.

The Committee were further informed that this application is a stand alone development and is not linked to the Nexus 25 proposal, and that North Curry Parish Council had now withdrawn their objection to the application.

In conclusion the Case Officer highlighted that the application was recommended for approval. It was further noted that the application had been subject to rigorous checks and that full consideration had been given to consultants comments.

(2) The Committee heard from Mr Smith, who spoke against the officer recommendations and raised a number of points including: concern at the interaction with the Highways England scheme; delays when joining the A358 link; and links to the Northern Inner Distributor road.

(3) The Committee heard from Mike O-Dowd-Jones, a County Council officer speaking as the applicant, who spoke in support of the application and raised a number of points including: that traffic modelling had been undertaken; a number of town wide traffic studies had been completed; funding had been secured for improvements at Creech Castle; the Council continues to seek funding for further road improvement schemes; the recommended scheme was the optimum solution within the constraints of the site; the improvements would accommodate growth which is already happening within Taunton; the proposed improvements were compatible with any of the proposed A358 schemes; and that any delay in approval may result in funding being allocated outside of the County.

(4) The Committee heard from Cllr John Thorne, one of the local Members, who made a number of observations regarding the Parish Council's consultation responses regarding cycling and pedestrian facilities, noting concern that the refuges between lanes of traffic were too small.

(5) The Case Officer responded to the points raised by the public speakers and the local Member, noting: the Highways England A358 improvement consultation was on-going; Highways England had removed their initial objections to this scheme; this scheme ensured pedestrian and cyclists could safely cross the carriageway where appropriate; and a road safety audit would be completed once works were complete.

(6) The Committee proceeded to debate during which a number of questions were asked by Members including: capacity assessments and the proposed Nexus 25 development; provision for further industrial development, and associated access; the number of sets of traffic lights along with associated maintenance and replacement costs; access to the north bound M5 sliproad; access on to the A358; the potential for subways to be installed as opposed to pedestrian crossings; monitoring of the CCTV; potential air pollution; and the objection received from the Toby Carvery regarding a potential loss of trade.

(7) Officers responded to the points raised in debate, noting: capacity assessments included the proposed Nexus 25 development; the increased capacity of the roundabout and lengthening of the lanes joining the roundabout; that the design allowed free movement of traffic; that subways were not favoured by the Police; that the CCTV was monitored from 7.00am and could be recorded from the County Hall control room; that there was already a sign in place discouraged a right hand turn into the Toby Carvey carpark for safety reasons; and that new signage which informed customers how to access the Toby Carvey would be installed.

(10) Cllr Dean Ruddle praised the officer report and proposed the recommendations as detailed in the report, and this was seconded by Cllr Nigel Taylor.

(11) The Committee resolved in respect planning application no. 4/38/17/0205 that planning permission be GRANTED subject to the conditions set out in section 10 of the officer's report and that authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Service Manager, Planning Control Enforcement & Compliance

**6 Any other business of urgency – agenda item 6**

There was no other business.

(The meeting closed at 15.11)

**Chair, Regulation Committee**