

SWT Planning Committee - 30 May 2019

Present:

Councillors Norman Cavill (In place of Chris Morgan), Marcia Hill, Martin Hill, Mark Lithgow, Ian Aldridge, Simon Coles, Ray Tully, Brenda Weston, Sue Buller, Gwil Wren, Loretta Whetlor (In place of Jean Adkins), Janet Lloyd and Roger Habgood

Officers: Rebecca Miller, Andrew Penna, Martin Evans, John Burton, Tracey Meadows and Alex Lawrey

Also Present: Councillor Phil Stone and Mrs A Elder

(The meeting commenced at 1.10 pm)

1. **Appointment of Chair**

Resolved that Councillor Simon Coles be appointed Chair of the Planning Committee for the remainder of the Municipal Year.

2. **Appointment of Vice-Chair**

Resolved that Councillor Roger Habgood be appointed Vice-Chair of the Planning Committee for the remainder of the Municipal Year.

3. **Apologies**

Apologies: Councillors Mrs Adkins, Firmin, Morgan, Nicholls

4. **Declarations of Interest or Lobbying**

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

| Name | Item No | Description of Interest | Reason | Action Taken |
|------------------------|---------|------------------------------|-------------|------------------------------------|
| All Councillors | 9 | Letter from Collier Planning | | All Councillors spoke and Voted |
| Councillor S Buller | 12 | Ward Member | Personal | Spoke and Voted |
| Councillor Mrs J Lloyd | 11 | Ward Member | Prejudicial | Took no part in the debate or vote |
| Councillor R Habgood | 11 | Previous Ward Member | Personal | Spoke and Voted |

5. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the previous Taunton Deane Borough Council and West Somerset Council Planning Committees held on the 27th and 28th March 2019 circulated with the agenda)

Resolved that the minutes be noted for information only

6. **Public Participation**

| APPLICATION NO | NAME | STANCE |
|----------------|--|--|
| 08/17/0040 | Mike Ginger on behalf of Rebecca Robinson Mike Ginger Stephen Pattinson Jason Woollacott Parish Councillor, Cheddon Fitzpaine Jo Pearson, Parish Clerk Cllr Andy Prithchard Martyn Twigg – Gladman Cllr Libby Lisgo – Ward Member | Objecting Agent in favour |
| 3/21/18/094 | Letty Green Julie Worth Mr and Mrs Murry (unable to attend so letter will be read out by appointed nominee) Nigel Padfield | Objecting |
| 27/18/0002 | Rob Gully Cllr Frances Gully - Neighbourhood planning lead for Oake Parish Council Sue Davies, Chair, Oake Parish Council | |
| 3/31/19/001 | Stogumber Parish Council Chair - Mr Chris Bramall | Objecting |
| 32/18/0008 | Application withdrawn | |
| 36/18/0048 | Mrs Grant Mrs Ginger Nick Sloan Sarah Durrant on behalf of Georgia Thompson Mr Tim Slattery Gill Slattery David House Andy Lainer Cllr Phil Stone (Ward Member) | Infavour |
| 36/19/0006 | Jennifer Cochrane | Objecting |

| | | |
|------------|---|-----------|
| | Mr David Ryland Hannah Lawrence Jane Pine | Applicant |
| 46/19/0004 | Alan Muir | Agent |

7. **08/17/0040 outline planning permission with all matters reserved, except for means of access, for the erection of up to 180 dwellings with public open space, landscaping and sustainable drainage system (SuDs) and vehicular access point off Cheddon Road, Taunton**

Comments by members of the public;

- ANOB opinions ignored;
- The increased scale of houses would have an impact on the surrounding historic properties;
- Bats;
- Street lighting/dark skies;
- Negative impact on wildlife;
- This development contradicts the Garden Town proposals;
- Concerns with the high volumes of traffic that this development would create;
- Concerns with the cumulative impact;
- This site was out of the development limits;
- Over development of the site;
- Good grazing land should not be used for housing;
- Concerns with the impact on the character of the locality;
- Concerns with the large amount of hedge that was going to be removed;
- Safety issues for pedestrians and safe route to school;
- Local Plan not taken into consideration;
- Poor consultation with local residents;
- Flooding;
- Current access lane was not wide enough for the amount of traffic this development would create;
- Concerns with the further development planned off of Lyngford Lane;

The Member's debate centred on the following issues;

- This development contradicts the Garden Town proposals;
- This looks like a bolt on development;
- Concerns with the scale of the development;
- Consultation process not adequate;
- Development undermines the impact on the ANOB;
- Wildlife concerns;
- Traffic safety issues;
- Flooding;
- Loss of hedgerows;
- Impact on pollution in the area;

- Impact on Kings Hall and Hestercombe;
- Mitigation of the development;
- Another development was not needed in that area;

Councillor S Coles proposed and Councillor R Habgood seconded a motion that the application be **DEFERRED**

Reasons

- (a) Photos to be taken from appropriate viewpoints within the Quantocks AONB (using a 50 mm lens to replicate the human eye), in order to demonstrate/illustrate the impact of the proposal upon the AONB;
- (b) Explanation of the exact Agricultural Land Classification of the site in order to see whether or not it is appropriate for development;
- (c) A better explanation of the significance of the proposal in relation to policies DM2 and CP8 (is it in accordance with and why?);
- (d) Illustrative evidence showing where the off-site bat mitigation is proposed (plan);
- (e) Any impact upon the Councils 'aspirational' intentions in respect of the Northern Outer Distributor Road;
- (f) How does the proposal deal with the need for a footpath along the northern (hedge) edge of Cheddon Road;
- (g) Better traffic assessment and modelling. The existing evidence contains contradictions;
- (h) Explanation of the cumulative impact of this proposal together with all of the other housing schemes in the area;

The **Motion** was carried

At this point in the meeting the Committee took a break.

The meeting resumed at 3.10pm

8. **3/21/18/094 Erection of a single storey dementia care nursing home (amended scheme to 3/21/18/026) Dene House, Bircham Road, Alcombe, Minehead, TA24 6BY**

Comments by members of the public;

- Development out of keeping with other properties in the area;
- Over development of the site;
- Covenant on properties that restrict business use;
- Concerns that trees with a TPO had been cut down;
- Concerns that the development had been built within 3 meters of the main sewer;
- Impact on the neighbourhood and its elderly residents;

- Properties would be devalued;
- Inadequate parking for existing staff of Dene Lodge;
- Concerns that the plans were constantly changing;
- Creeping development;
- Concerns with the large boiler house;

The Member's debate centred on the following issues;

- Over development of the site;
- Concerns with the foot print of the new proposal;

Councillor R Habgood proposed and Councillor S Buller seconded a motion that the application be **APPROVED**

The **Motion** was carried

9. **27/18/0002 Erection of 18 No. Dwellings (9 Affordable) with pumping station, car parking, landscaping and formation of vehicular access on land to the east of Oake as amended revisions to Plot 18; increase in parking provision, revised visibility splays; provision of motorcycle parking; parking bay for the pumping station**

Comments by members of the public;

- Development was not sustainable;
- Viability flawed;
- Concerns with lack of public transport;
- The Housing Needs Survey that was completed in 2014 was now out of date;
- Development did not comply with the Core Strategy;
- Conflicts with Policy DM2 (amenity) and CP4 (small scale housing);
- The development does not reflect the needs of the village;

The Member's debate centred on the following issues;

- The development looked a good fit for the village;
- Lack of a bus route;
- Not sustainable;
- The development needs to be in easy walking distance of other amenities;

At this point in the meeting the Committee took a vote to extend for half an hour

- No employment near the site;
- No justification for this development found;

Councillor R Habgood proposed and Councillor N Cavill seconded a motion that the applications be **DEFERRED**

Reasons

- (a) Need up-to-date and further information regarding the exact level of need for Affordable Homes in the village. There is sufficient conflict in the information supplied by both ourselves, the applicant and the Parish Council;
- (b) Evidence that the sequential test has been appropriately applied in respect of policy DM2 - check to see whether the identified need could be met at other more appropriate sites or within other Parish Council boundaries;

The **Motion** was carried

10. **3/31/19/001 Replacement of garage with the erection of 1 No. detached dwelling (amended scheme to 3/31/17/011) (retention of part works already undertaken). Sunnydene, 14 Hill Street, Stogumber, TA4 3TD**

Comments by members of the public;

- Over development of the site;
- Concerns with the increased height of the building;
- Concerns with the increased volume of the property;

The Member's debate centred on the following issues;

- Concerns with the roof line;
- Concerns with the increased pressure on sewage;

Councillor R Habgood proposed and Councillor G Wren seconded a motion that the application be **APPROVED**

The **Motion** was carried

11. **32/18/0008 Extension of hardcored area at Holbaines Meadows, Whiteball Road, Sampford Arundel, Wellington (Retention or works already completed)**

This was deferred at officer's request. We need to look again at the recent appeal decision for this site and check to see whether we are making the correct recommendation.

12. **36/18/0048 Erection of 34 No. dwellings, (7 No bungalows and 27 No. houses) with associated works including drainage, landscaping and highways works on land adjacent to Willey Road, Stoke St Gregory**

Comments by members of the public;

- Concerns that the buffer zone created by the developer would not be maintained and responsibility passed onto the Parish Council;
- Drainage issues;
- Concerns with the sustainability of the village if this development did not go ahead;

- Parking issues;
- Residents were pleased that the Pavilion was being brought back to use;
- More smaller homes needed to enable young people to stay in the village;
- The development would help the local economy;
- Local services were gone or in decline in the village, the development would benefit this community;

At this point in the meeting Cllr Loretta Whetlor left the committee

The Member's debate centred on the following issues;

- This development would be a real boost to the community;
- This development was a good mix of social and affordable housing;
- Concerns of overcrowding in the local School;

At this point in the meeting the Committee took a vote to extend for half an hour

Councillor Mrs M Hill proposed and Councillor G Wren seconded a motion that the application be **APPROVED**

The **Motion** was carried

13. **36/19/0006 Change of use from barn to licensed wedding ceremony venue/meeting room with formation of access and track at The Malt Barn, Meare Green Farm, Meare Green, Stoke St Gregory**

Comments by members of the public;

- Concerns with the noise and disturbance that this change of use would cause to the neighbours;
- Not the right place to hold this type of venue;
- Concerns that this road was used by heavy vehicles;
- No risk assessments were carried out;
- Parking issues;
- Pedestrian access issues;
- The venue would benefit the local economy;
- Delightful small niche venue;

The Member's debate centred on the following issues;

- Concerns that there would be lots of weddings over a short period of time;
- Concerns with activities that would happen outside of the building;
- Concerns with the number of vehicles coming and going from the venue;

Councillor J Lloyd proposed and Councillor M Lithgow seconded a motion that the application be **APPROVED**

The **Motion** was carried

At this point in the meeting the Committee took a vote to extend for half an hour

14. **46/19/0004 Change of use from barn to licensed wedding ceremony venue/meeting room with formation of access and track at The Malt Barn, Meare Green Farm, Meare Green, Stoke St Gregory**

Comments by member of the public;

- Property had been on the market for 5 years with only eight viewings on the property;
- The DM2 Condition (Amenity) should be ignored;
- There were five letters of support and no objections for the removal of this condition;

The Member's debate centred on the following issues;

- The property did not have any outdoor amenities;
- The property was over marketed;
- Redundant farm building unsustainable in the open countryside;

Councillor Mrs M Hill proposed and Councillor G Wren seconded a motion that the application be **REFUSED** as per Officer Recommendation

15. **Latest Appeals and Decisions received**

Appeals Lodged/Decided – noted

(The Meeting ended at 7.30 pm)