

SWT Planning Committee - 20 June 2019

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Sue Buller, Ed Firmin, Marcia Hill, Mark Lithgow, Janet Lloyd, Brenda Weston, Gwil Wren, Norman Cavill (In place of Chris Morgan) and Caroline Ellis (In place of Martin Hill)

Officers: Martin Evans, Jo Humble, Tracey Meadows and Rebecca Miller

Also Present: Councillors John Hassall

(The meeting commenced at 1.10 pm)

16. Apologies

Apologies were received from Councillors Adkins, Aldridge, Martin Hill, Morgan, Nicholls and Tully

17. Minutes of the previous meeting of the Planning Committee

Resolved that the minutes of the Planning Committee held on 30 May 2019 with an amendment be confirmed as a correct record.

The **Motion** was carried.

18. 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	Description of Interest	Reason	Action Taken
Cllr S Buller	Councillor for one of the items on the agenda,	Personal	Spoke and Voted
Cllr N Cavill	West Monkton	Personal, knows applicant	Spoke and Voted
Cllr S Coles	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr C Ellis	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr Mrs Hill	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	Wellington	Personal	Spoke and Voted
Cllr J Lloyd	Wellington Town	Personal	Spoke and Voted

	Councillor, Sampford Arundel Parish Councillor and Ward Councillor for Application 43/18/0065		
Cllr B Weston	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr G Wren	Clerk to Milverton PC	Personal	Spoke and Voted

19. **Public Participation**

Application No.	Application	Name	Position	Stance
36/18/0047	Erection of replacement pavilion, equipment store and multi-use games area, alteration's to the access and provision of car parking area(as revised) at The Recreation Ground, Stoke St Gregory	Mr Graham Gleed	Member of the Playing Field Committee and Chairman of the Stoke St Gregory Parish Council	Infavour
3/04/19/001	Variation of Condition No 6 (restriction of occupancy) of application 3/04/15/011at Allshire, Allshire Lane, Brushford	Annie Evans Cllr Nick Thwaites	Architect Ward Member	Infavour Infavour
43/18/0065	Erection of 23 No. Dwellings including 5 affordable units with vehicular access, public open	Mr Ed Khodabandehloo	Summerfield Development	Infavour

	space, landscaping and associated world on land off Taunton Road, Wellington as amended by revised Flood Risk Assessment and revised plans			
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20. **Public Question Time**

No questions were received for Public Question Time

21. **36/18/0047**

Erection of replacement pavilion, equipment store and multi-use games area, alterations to the access and provision of car parking area (as revised) at The Recreation Ground, Stoke St Gregory

Comments by Member of the Public;

- Existing building was 113 years old and in poor repair;
- The building was used on a regular basis by the School and Tennis Club;
- Building widely used by the local School;
- The new Pavilion would benefit the social fabric of the village;
- Flood lighting would add an important dimension to the application;

The Member's debate centred on the following issues;

- The application should be deferred to allow the recreation ground committee to reconsider the application regarding Flood Lights not being on this application;
- Concerns regarding parking spaces;
- Safety issues;
- Concerns with the lack of communication between the Agent and Applicant regarding the flood lights;
- Concerns with the removal of the hedgerow;
- Super addition to the local community;

Councillor R Habgood proposed and Councillor M Lithgow seconded a motion that the application be **APPROVED** as per Officer Recommendation;

The **Motion** was carried

22. **3/04/19/001**

Variation of Condition No. 06 (restriction of occupancy) of application 3/04/15/011. Allshire, Allshire Lane, Brushford

Comments be members of the public

- No harm identified in this variation;
- Development was within the curtilage of the original building;
- Development meets local housing needs;
- This was a rural location with no public services in the area so vehicle was needed;
- The dwelling was not finished or in use yet;
- This was a sustainable development;
- There would be no loss of employment opportunities;

The Member's debate centred on the following issues;

- The development had not been tried and tested as a Holiday Let;
- Dwelling did not meet the National Planning Policy framework;

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

The **Motion** was carried

23. **43/18/0065**

Erection of 23 No. dwellings including 5 affordable units with vehicular access, Public open space, landscaping and associated works on land off Taunton Road, Wellington as amended be revised Flood Risk Assessment and revised plans.

Comments made by member of the public;

- This development was fully supported by the Somerset West and Taunton Housing Enabling team;

The member's debate centred on the following issues;

- Concerns that the S106 was not secured;
- Not enough parking on the site for residents and visitors;
- Traffic issues, the junction was not fit for this amount of housing;
- Concerns that only 9 properties were compliant with Policy D10;
- Concerns that this was a sub-standard development;
- Land was difficult to develop and not in the Core Strategy;
- Development was close to the green wedge;
- Concerns that the existing trees would not be retained;
- Concerns with the access and egress to the site;

- Concerns with increased traffic;
- Concerns with the cycle path route;
- No need for this development in Wellington;
- Concerns that this was not a sustainable development;
- Concerns with the loss of farm land;
- Flooding issues;
- Wildlife issues;
- Development did not address the climate change mitigation;
- This farm land was not fit for animal grazing;
- Concerns with the loss of Social housing;
- If the development was not viable the developer should look elsewhere for a more suitable site;
- Concerns that there was extant planning permission on this site;

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

Reasons

1. Further information required around the 18 unit's permission and what was secured under that permission and to confirm that it is an extant permission;
2. Officers to go away and speak to the applicant to negotiate the issues raised by the Committee for the size of the units, the number of parking spaces the cycleway and the viability issues around numbers of affordable housing;

24. **Latest Appeals and Decisions received**

Noted that there were three Decisions and one Appeal received.

(The Meeting ended at 3.10 pm)