

SWT Planning Committee - 11 July 2019

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Ian Aldridge, Sue Buller, Marcia Hill, Martin Hill, Janet Lloyd, Simon Nicholls, Ray Tully, Caroline Ellis, John Hassall, Craig Palmer and Loretta Whetlor

Officers:

Also Councillors
Present:

(The meeting commenced at 1.00 pm)

25. Apologies

Apologies were received from Councillors Adkins, Firmin, Lithgow, Weston and Wren

26. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 20 June 2019 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 20 June 2019 be confirmed as a correct record.

Proposed by Councillor Lloyd, seconded by Councillor Habgood

The **Motion** was carried.

27. 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
Cllr S Buller	Item 5	Aquainted to one of the public speakers.	Personal	Spoke and Voted
Cllr S Coles	Item 5	Aquainted to one of the public speakers. 'declared that he had not 'fettered his discretion'	Personal	Spoke and Voted
Cllr C Ellis	Item 5	Taunton Charter	Personal	Spoke and Voted

		Trustee. Married to one of the public speakers. 'not fettered her discretion'		
Cllr R Habgood	Item 6	Ward Cllr, attended Parish Council meetings but has not 'fettered his discretion'	Personal	Spoke and Voted
Cllr Marcia Hill	Item 5	Trustee of Hestercombe House	Personal	Spoke and Voted
Cllr J Lloyd	Item 6	Wellington. Chair to Sampford Arundel Parish Council	Prejudicial	Left the room whilst the application was discussed and voted on.
Cllr S Nicholls	All Items	Comeytrove	Personal	Spoke and Voted
Cllr R Tully	All Items	West Monkton. Declared that he was on the Monkton Heathfield and Cheddon Fitzpaine Local Plan development.		Spoke and Voted

28. **Public Participation**

Item No.	Application	Name	Position	Stance
08/17/0040	Outline Planning Application with all matters reserved, except for means of access, for the erection of up to 180 swellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point off Cheddon Road, Taunton	Peter Forgham	Resident	Objecting
		Rod Williams	Somerset County Councillor	Objecting
		Stephen Patterson		Objecting
		Mrs Earp	Resident	Objecting
		Mike Ginger	Resident	Objecting
		Pip Sheard	Resident	Objecting
		Gary		Objecting

		Dickens Gideon Amos Mr John Houghton Richard Lomas Cllr Libby Lisgo	Liberal Democrat – supporting residents On behalf of Kings College Gladman developers Ward Member for Priorswood	Objecting Objecting Infavour Objecting
32/18/0008	Extension of hardcored area at Holbaines Meadows, Whiteball Road, Sampford Arundel, Wellington (Retention of works already completed)			
3/04/19/003	Erection of balcony to the rear elevation, replacement garage and workshop/store with garden room at Moorland View Cottage, Oldways End, Tiverton	Mr John Stewart Clive Knight Mrs Aldridge Mr Peter Davis	Parish Clerk for Brushford Parish Council Applicant Architect	Infavour Infavour Infavour Infavour
23/19/008	Conversion of dwelling into workshop/studio with ancillary flat and replacement of garage/outbuildings with erection of detached dwelling with detached garage/store at Olands Lode, Huntash Lane, Milverton	Peter Roberts Mr Dakowski Mr John Houghton Mr Stephen Richardson	Architect Applicant	Infavour Infavour Infavour Infavour

08/17/0040 Outline Planning Application 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 made by the public included;

- The proposed development was outside of the Local Plan;
- Concerns with the increase in the amount of housing proposed;
- Concerns with the local Wildlife (Bats), 180 homes would create a dead zone;
- This development conflicts with the Garden Town status;
- Housing quota has already been met;
- Grade 1 Agricultural land not suitable for housing;
- Parking and traffic issues;
- Concerns with the impact on the surrounding listed buildings;
- Conflicts Planning Policies;
- Development would set a precedent;
- Problems with drainage issues on site;
- Impact on climate change;
- Site access on narrow point on Cheddon Road;
- Lack of pedestrian footpath proposed;
- Outside of the settlement limits;
- Concerns with the removal of the hedgerows;
- The development would be seen from the ANOB;
- The site would bring substantial benefits, affordable housing, play area and CIL monies;
- Site parking would be allocated;
- There were no harmful reasons for refusal;
- The site was in a sustainable location;
- Concerns that the local community were not consulted;
- Concerns with the cumulative impact on Cheddon Road;
- Development would harm the landscape of North Taunton;

Comments made by Members included;

- The site did not provide any provision for pedestrians;
- Development did not adhere to the Local Plan;
- Traffic impact and congestion;
- Environmental impact on the surrounding wildlife;
- Impact on heritage sites;
- Loss of agricultural land;
- Access issues;
- Concerns that Cheddon Road would turn into a rat run;

- Substandard road width for this amount of housing;
- Bolt on development;
- The site was outside of the Settlement Limits;
- Lack of Public Transport;

Councillor Lloyd proposed and Councillor Ellis seconded a motion that the application be **REFUSED**

Reason

The Authority takes a plan led approach to development and the proposed development by reason of its projection beyond the settlement limits would have an adverse landscape impact on the surrounding natural environment contrary to policy CP8 of the Core Strategy and policy SB1 of the Site Allocations and Development Management Plan.

The **motion** was carried

30. **32/18/0008**

32/18/0008 - Extension of hardcored area at Holbaines Meadow, Whiteball Road, Sampford Arundel, Wellington (retention of works already completed)

Comments made by the public included;

- Sampford Parish Council objects to the application as further hardstanding on the site was totally out of keeping with the rural location and surrounding area;
- Green field site;
- The spread of hard core on the land was completely out of keeping with the nature of the property;
- Hard core can be seen from the road;

Comments made by Members included;

- Gateway to the site was an eyesore;
- Regularisation was needed on this site;

Councillor Aldridge proposed and Councillor Tully seconded a motion for the application to be **APPROVED**

The motion was carried

31. **3/04/19/003**

3/04/19/003 - Erection of balcony to the rear elevation, replacement garage and workshop/store with garden room at Moorland View Cottage, Oldways End, Tiverton, EX16 9JQ

Comments made by the public included;

- The Chapel was not a listed building;
- The building was in a poor state of repair and was no benefit to the Church;
- Development would improve the local area;
- The development had the support of the local community Brushford PC;

Comments made by Members included;

- Non designated Heritage Asset;
- The development had the support of the local community;
- No benefit to the Church and in a sad state of repair;

Councillor Marcia Hill proposed and Councillor Buller seconded a motion that the application be **APPROVED** against Officer Recommendation.

Reason

The development was not detrimental to the building next door.

The **motion** was carried

32. **23/19/0008**

At this point in the meeting Councillor Whetlor left the JMR

23/19/0008 Conversion of dwelling into workshop/studio with ancillary flat and replacement of garage/outbuildings with erection of detached dwelling with erection of detached dwelling with detached garage/store at Olands Lodge, Huntash Lane, Milverton

Comments made by members of the public included;

- This development had the support of the local neighbours;
- Current dwelling was in a poor state and needed a considerable amount of work to bring it up to specification;

At this point in the meeting the Members were asked to support an extension of 30 minutes

Comments made by Members included;

- This development was good for the community and would clean up the site;
- The foot print of the site was not changing;
- The Parish Council supported this application;

Councillor Aldridge proposed and Councillor Buller seconded a motion that the application be **APPROVED** against Officer Recommendation.

Reason

Approved with an added condition that the flat above the studio was ancillary to the new house and cannot be used for any other purpose. And a S106 to ensure that the land holder was not split up.

At this point in the meeting Councillor Hassall left the JMR

33. **Appeals, Decisions Received**

Appeals and Decisions received. Noted that three new appeals and one decision had been received.

(The Meeting ended at 5.10 pm)