

## SWT Planning Committee - 1 August 2019

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Ian Aldridge, Sue Buller, Marcia Hill, John Hassall, Martin Hill, Mark Lithgow, Janet Lloyd, Chris Morgan, Simon Nicholls, Craig Palmer, Ray Tully, Brenda Weston and Gwil Wren

Officers: Tracey Meadows, Rebecca Miller, Alex Lawrey and Brian Convery

Also  
Present:

(The meeting commenced at 1.00 pm)

### 34. Apologies

Apologies were received from Councillors Adkins and Firmin

### 35. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 11 July circulated with the agenda)

**Resolved** that the minutes of the Planning Committee held on 11 July be confirmed as a correct record.

Proposed by Councillor Coles, seconded by Councillor Habgood

The **Motion** was carried.

### 36. 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   | 7,8,9    | Ward Member                   | Personal | Spoke and Voted |
| Cllr S Coles    |          | SCC & 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 & Sampford Arundel | Personal | Spoke and Voted |
| Cllr C Morgan   |          | Stogursey                     | Personal | Spoke and Voted |
| Cllr S Nicholls |          | Comeytrove                    | Personal | Spoke and Voted |

|               |  |                         |          |                 |
|---------------|--|-------------------------|----------|-----------------|
| Cllr C Palmer |  | Minehead                | Personal | Spoke and Voted |
| Cllr B Weston |  | Taunton Charter Trustee | Personal | Spoke and Voted |
| Cllr G Wren   |  | Clerk to Milverton PC   | Personal | Spoke and Voted |

37. **Public Participation**

| Application No.                   | Name   | Position   | Stance   |
|-----------------------------------|--|--|--|
| 09/19/0001                        | S Levinge<br>L Yarde<br>S Yarde<br>D Yarde<br>M Laghos<br><br>Cllr D Mansell                               | On behalf of the applicant<br>Ward Member  | Objecting<br><br>Infavour<br><br>objecting   |
| 11/18/0018                        | S Mackenzie<br>Cllr AT Bellew<br>J Banks<br>G Bottard<br>J Warmington<br>G Borons                          |  | Objecting<br>Infavour  |
| 24/18/0049                        | T Turner<br><br>B Williams<br>Mr Hanley<br>S Houghton<br>King<br>P Hodgkin<br>B Jeanes<br><br>Cllr P Stone | Local Resident<br><br><br><br><br><br>On behalf of North Curry PC<br>Ward Member | Objecting<br>Objecting<br>Objecting<br><br>Objecting<br>Objecting<br><br>Objecting |
| 24/19/0021                        | J Carter<br>Mr Jolliffe<br>S Carter<br>A Lainer<br>R Randell<br>T Stodgell<br><br>Cllr P Stone             | Developer Agent<br>On behalf of North Curry PC<br>Ward Member                    | Objecting<br><br>Infavour  |
| TPO – Stoneyhead Mobile home park | Cllr P Stone   | Ward Member  | Infavour   |

38. **09/19/0001**

**09/19/0001 – Siting of mobile home for use as a rural workers dwelling with installation of bio treatment plant and staff/visitor toilet within barn at Woodland Way Farm, Raddington, Chipstable (retention of part works already undertaken)**

**Comments made by the public included;**

- Photos taken in the summer, totally different view in the winter;
- The land could not support horses and sheep;
- No need for a permanent dwelling;
- Concerns with the water supply and drainage;
- Parking concerns;
- Spoilt views;
- Concerns with the noise and disturbance;
- Concerns of the lack of consultation with residents;
- Visual impact of the building on the setting of the village;
- Highways had not raised any concerns;
- Efforts to conceal the entrance had been made with trees and hedges;
- Landscape impact;
- Concerns with the negative impact on the historic setting of the area;
- The development was eroding the valley and its setting of the church;
- Concerns with the transport impact on the small lanes;
- Comprehensive appraisals had been completed to make sure that the business was viable;
- Business employed local people;

**Comments made by members included;**

- Concerns with the water supply;
- Over development of the site;
- Photos of the site were taken in the summer not truly reflecting the full impact of the site;
- Concerns with the development in a rural area;
- Viability of the business issues;

Councillor Coles proposed and Councillor Habgood seconded a motion that the application be **APPROVED** with an addition S106 for there to be 1. No subdivision of the site; 2. Comments from the water authority; 3. Submission of annual accounts.

The **Motion** was carried

39. **11/18/0018**

**11/18/0018 – Conversion of lambing barn to rural workers dwelling at Yarde Farm, Williton Road, Combe Florey**

### **Comments made by members of the public included;**

- Concerns that there were no proposals for screening the property;
- Large vehicles would pass within a foot of the proposed house;
- Disturbance from vehicle movements to adjoining property;
- Overlooking;
- Noise and disturbance concerns;
- Application supports local rural enterprise;
- Supports local employment;
- Having a rural worker on site would provide security from recent burglaries;
- A workers dwelling on site would mean that the livestock would be managed more easily;

### **Comments made by members included;**

- Other properties have already been developed in the area;
- Rural crime issues in the area;
- This was a development in the Open Countryside;
- Evidence submitted was not a clear fundamental need;
- No agricultural need for this type of dwelling;

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

40. **24/18/0049**

**24/18/0049 – Change of use of land and buildings to mixed use residential and dog rescue centre at Priory Farm Lane, Knapp, North Curry (resubmission of 24/18/0032) (retention of works already undertaken)**

### **Comments made by members of the public included;**

- Unacceptable noise nuisance;
- Unregulated and unlicensed business;
- The Right of Way was unofficially diverted;
- Unsafe site;
- Concerns with the impact on the neighbours;
- Concerns with the amount of dogs kept on site;
- Concerns that the dogs were unsocialised and posed a risk to the public and livestock;

### **Comments made by members included;**

- Animal Welfare concerns;
- Rights of Way concerns;
- The business had grown out of control with no regulations;

- Noise nuisance;
- Concerns with public safety;
- Concerns with the number of dogs kept on site;

Councillor Habgood proposed and Councillor Lithgow seconded a motion that the application be **REFUSED**

### **Reasons**

The proposed development is considered to represent substantial harm to residential amenity resulting from noise disturbance due to dogs barking, perceived risks to human safety and the intensity of use of the site for the purposes of operating a dog rescue centre, which is contrary to the adopted Taunton Deane Borough Council Core Strategy policy (General Requirements) DM1.clauses 'e' and 'f'.

The **Motion** was carried

#### 41. **24/19/0021**

**24/19/0021 – Erection of bungalow on land to rear of 16 Town Farm, North Curry (resubmission of application 24/18/0012)**

#### **Comments made by members of the public include;**

- Concerns with the loss of the historic orchards;
- Concerns that there would be a loss of habitat on the site;
- Lack of a Management Plan;
- Concerns with the increase in traffic
- Large vehicles coming onto the site would damage the road surface;
- No pedestrian footpath proposed;
- Access issues;
- This development would set a precedent and would be of no benefit to the village;
- Back land development;
- Garden grabbing;
- Green space needed to be protected;
- Temporary TPO disregarded;
- The development would harm the character of the area;
- The orchard was not ancient, the trees were of a common variety;
- The site was in the village settlement boundary;
- visual amenity;
- Access to the site was below standard;
- The village was not desperate for any more homes;
- This application had not changed from the previous one submitted so should be refused;

At this point in the meeting members were asked to extend the meeting for 30 minutes. Councillor Hassell also left the Chamber.

**Comments made by members include;**

- Access to the site issues;
- Traffic issues;

Councillor Buller proposed and Councillor Lithgow seconded a motion to **DEFER** the application.

**Reasons**

1. Further comments from Highways;
2. Contents of ENV1;
3. Archaeological comments;

42. **TPO Stoneyhead mobile home park, A378, Wrantage**

**Tree Preservation Order TD1143, (North Curry No.1) 2019**

**Comment made by members of the public included;**

- This was an important tree that needed to be retained ;

**Comments made by members included;**

- This was a natural Oak that needed to be preserved for shade and its amenity value;

Councillor Hill proposed and Councillor seconded a motion that the TPO be confirmed and unmodified.

The **Motion** was carried

43. **Latest Appeals and Decisions received**

**Appeals and decisions received**

Noted that one decision and two appeals had been received.

(The Meeting ended at 5.45 pm)