

## SWT Planning Committee - 12 September 2019

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Mark Blaker (In place of Gwil Wren), Sue Buller, Marcia Hill, Martin Hill, Mark Lithgow, Simon Nicholls, Craig Palmer, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Martin Evans, Jo Humble, Alex Lawrey, Tracey Meadows, Rebecca Miller and Andrew Penna

Also Present: Councillors Kravis, Rigby, Stone and Ann Elder Chair of the Standards Committee

(The meeting commenced at 1.00 pm)

### 54. Apologies

Apologies were received from Councillors Aldridge, Morgan and Wren

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

(Minutes of the meeting of the Planning Committee held on 22 August 2019 circulated with the agenda)

**Resolved** that the minutes of the Planning Committee held on 22 August 2019 be confirmed as a correct record.

Proposed by Councillor Marcia Hill, seconded by Councillor Habgood

The **Motion** was carried.

### 56. 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	36/19/0009 & 36/19/0010	Ward Member. She declared that she had not fettered her discretion.	Personal	Spoke and Voted
Cllr S Coles	36/19/0009 & 36/19/0010	SCC & Taunton Charter Trustee. Cllr Coles declared that he	Personal Personal	Spoke and Voted Spoke and Voted

		knew one of the objectors. He declared that he had not fettered his discretion.	
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57. **Public Participation**

Application No.	Name	Position	Stance
36/19/0009	M Frost	Local Resident	Objecting
	A Yaskin	Local Resident	Objecting
	L Hembrow	Local Resident	Objecting
	K Davidson	Local Resident	Objecting
	Mrs Grant	Local Resident	Objecting
	L Goddard	Local Resident	Objecting
	Cllr P Stone	Ward Member	Objecting
	C Alers-Hankey	GTH Agent	Infavour
	A Goddard	Applicant	Infavour
36/19/0010	M Frost	Local Resident	Objecting
	A Yaskin	Local Resident	Objecting
	L Hembrow	Local Resident	Objecting
	K Davidson	Local Resident	Objecting
	Mrs Grant	Local Resident	Objecting
	L Goddard	Local Resident	Objecting
	Cllr P Stone	Ward Member	Objecting
	C Alers-Hankey	GTH Agent	Infavour
	A Goddard	Applicant	Infavour
43/18/0065	S Collier	Collier Planning	Infavour

58. **36/19/0009**

Erection of an agricultural building for the housing of livestock at Lower Huntham Farm, Huntham Lane, Stoke St Gregory

Comments by members of the public included;

- Scale of the building;
- Noise and amenity impact on local residents;
- Drainage and flooding;
- Concerns with safety with increased traffic movements;
- Concerns with the disposal of the slurry and waste materials;
- Visual impact on the rural setting;
- Concerns with factory farming;
- Environmental impact;
- Pollution issues;
- Concerns with the cumulative impact of this application;

- Concerns with the location of the slurry pit and how this will be spread; How will the large amounts of feed be transported to the site; How much additional bedding would be required; slurry tanker movements; implications on Knapp Lane with increased traffic; risks of increased pollution.
- The development would not produce any extra farming traffic or increased stock;
- The Parish Council supported both applications;
- Existing slurry infrastructure was being used;
- The new building would increase welfare standards for the cattle;
- The applicant had recently sponsorship from the Woodland Trust and Sainsbury's for woodland planting;

Comments by members included;

- Concerns with the scale of the building;
- Concerns with the smell of the slurry in the summer months;
- Ecological harms, flooding, transport, landscape, environment, waste generation, community impact;

Councillor Marcia Hill proposed and Councillor Buller seconded a motion that the application be **REFUSED** with the recommendation for Officers to investigate potential breaches of planning control. Noted that this was a unanimous decision.

The **Motion** was carried.

59. **36/19/0010**

Erection of an agricultural building for the housing of livestock at Lower Huntham Farm, Huntham Lane, Stoke St Gregory

The applicant was invited to speak on his application by the Chair. His comments included;

- Planning permission for multiple units were historically applied for on the site;
- The current buildings were not suitable for the current stock due to animals contracting phenomena and other health issues;
- The new building would provide better management of the stock and improved ventilation;
- Less animals would be housed in the new application;
- At present there was multiple trips to the site to feed the animals. The new development would reduce this as all feed would be stored on site;
- No changes would be made as to the disposal of the slurry;
- No increased traffic movements;
- The site was not expanding and cows would not be milked there;
- Meetings had been held to engage with the local community;

Comments made by members included;

- Concerns with the lack of information received on the application;
- Concerns that the building that had been erected was not what was applied for;
- Concerns that the building was erected very quickly;

Councillor Marcia Hill proposed and Councillor Lithgow seconded a motion that the application be **REFUSED** with the recommendation for Officers to investigate potential breaches of planning control. Noted that this was a unanimous decision.

The **Motion** was carried

60. **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 by revised Flood Risk Assessment and revised plans

Comments made by member of the public included;

- The previous Green Wedge boundaries had been formally amended so that part of the site on which housing was proposed was now no longer a part of the Green Wedge;
- Due to delays out of the applicants control the housing mix had to be reviewed so a mix of 2 & 3 bedroom houses were now proposed so that it was still relevant to market needs and trends;
- Public Open Space exceeded requirement;
- The 23 developments proposed was still in the original development foot print;
- 25% affordable housing on the site would not be provided by additional housing on the site;
- No objections from Highways;
- Parking strategy approved;
- The site was compliant with no comments from consultees;

Comments made by members included;

- Concerns that the spine road to the development would not be adopted so a Management Company would be employed to oversee this putting extra cost onto the owners of the new properties;
- Parking issues, no mention of visitor parking;
- The points raised by SCC Transport Group still remained relevant and outstanding;
- Outstanding tree survey;
- Additional information was needed from Wessex Water regarding the flood plan;
- EA objections regarding flood risk assessment;
- Concerns with the amount of housing squeezed into a small area;

- Already a designated an open space, no benefit;
- Concerns that the development was going to retain only 1 tree to hide 23 houses;
- A sustainable area for Dormice was needed on site;
- Concerns with cycling access onto the main road;
- Social housing not affordable housing was needed;
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Councillor Habgood proposed and Councillor Coles seconded a motion that the application be **APPROVED** the motion **failed**.

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

The **motion** was carried.

61. **Appeals Lodged**

Noted that there were no appeals lodged

62. **Appeals Decided**

Noted that there were five appeal decisions received and noted.

(The Meeting ended at 3.25 pm)