

SWT Planning Committee - 3 October 2019

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Ian Aldridge, Sue Buller, John Hassall (In place of Ed Firmin), Marcia Hill, Mark Lithgow, Chris Morgan, Simon Nicholls, Craig Palmer, Ray Tully, Brenda Weston, Gwil Wren and Loretta Whetlor

Officers: Martin Evans, Tracey Meadows, Rebecca Miller and Andrew Penna

Also Present: Anne Elder, Independent Member of the Audit Governance and Standards Committee

(The meeting commenced at 1.00 pm)

63. Apologies

Apologies were received from Councillor Ed Firmin

64. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 12 September circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 12 September be confirmed as a correct record.

Proposed by Councillor Habgood, seconded by Councillor Buller

The **Motion** was carried.

65. 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 L Whetlor	3/37/17/019 3/39/18/009	Personal & Prejudicial interest	Speakers on the application were known to her on application 3/37/17/019. Ward Member for area	Spoke and left the room whilst the applications were debated and voted on

			3/39/18/009, she declared that she had not fettered her discretion.	
Cllr G Wren	Application No. 10/19/0011	Personal interest	Declared that he knew one of the speakers	Spoke and Voted

66. **Public Participation**

Application No	Name	Position	Stance
10/19/0011	A Papworth	Local Resident	Objecting
	N Werner	Local Resident	Objecting
	H Humble	On behalf of Churchstanton Parish Council	Objecting
	S Lock	Applicant	Infavour
3/37/17/019	A Miller	Local Resident	Objecting
	R Farrow	Local Resident	Objecting
	Rev Woods	Local Resident	Objecting
	H Dobson	Local Resident	Objecting
	Cllr P Murphy	Watchet Town Council	Objecting
	L Peeks	Williton Parish Council	Objecting
	C Mitchell	Mitchell Architects	Infavour
M Kendrick	Agent (Grassroots)	Infavour	
3/39/18/009	Z Hobbs	Local Resident	Objecting

67. **10/19/0011**

Erection of dog kennel and log store at Fairfield Stables. Moor Lane, Churchinford

Comments from members of the public included;

- Concerns with the scale and location of the proposal;
- Concerns with the number of dogs on site;
- The kennels should be located elsewhere to lessen the noise impact to the neighbouring property;
- Concerns with the loss of amenity;
- Noise nuisance from barking dogs;
- Concerns with comments from walkers regarding the noise;
- Concerns with young dogs being kennelled;
- Barking dogs could be heard in the village;
- Extra kennels were needed for breeding bitches;

Comments from members included;

- An earth bund was needed for noise reduction;
- Concerns with increased traffic to the site;
- Noise pollution;
- Concerns with the increased noise footprint;
- Concerns with the water course and contamination from the effluent;
- The Kennels should be moved to a different location to mitigate noise;
- Dog numbers were not being increased;
- Concerns that the mobile home would not mitigate the sound of barking dogs on the site;

Councillor Habgood proposed and Councillor Coles seconded a motion to **APPROVE** the application.

The motion failed

Councillor Aldridge proposed and Councillor Nicholls seconded a motion for the application to be **REFUSED**

The motion was carried

Reason

In the absence of detailed information with regard to the justification of the further kennels, within an area of the Blackdown Hills Area of Outstanding Natural Beauty, the applicant has failed to demonstrate the need for the proposal. The development would therefore fail to conserve or enhance the tranquility of the AONB, which would cause harm to the special recreational and amenity value of this designated area contrary to Policies CP8 and DM1 of the Taunton deane Core Strategy, Policy PD5/A of the Blackdown Hills AONB Management Plan and Paragraph 172 of the National Planning Framework.

68. **3/37/17/019**

Outline Planning Application with all matters reserved, except for means of access, for the erection of up to 139 dwellings and associated works

Comments from members of the public include;

- Concerns with construction traffic using the private road;
- Increased traffic concerns;
- Concerns with the lack of infrastructure;
- Premature application;
- The brown field site needed to be developed first;
- Concerns with the increased fast traffic on Doniford Road;
- Concerns with increased noise traffic from construction traffic;
- Air quality;

- Concerns that the private road was not up to standard to take increased traffic;
- A site visit was needed to assess the impact of the site;
- Application did not conform to Policy SC1;
- Concerns that there were not street lighting or pavements;
- Flooding issues;
- Concerns with the adverse impact on traffic;
- Concerns with the lack of joined up thinking between developers;
- No Master plan;
- Concerns with the lack of consultation with the public;
- The application was outside of the development limits;
- Concerns with the loss of the Wildlife site;
- Development not sustainable;
- Concerns with the loss of greenspace;
- Construction traffic would access the site from an alternative entrance and would not use the private road;
- No objections were received from the statutory consultees;
- This application would fulfil the 5 year land supply as required in the Local Plan;
- The site would offer affordable housing;
- The road would be offered for adoption;

Comments from members included;

- Concerns with increased traffic;
- No social housing proposed;
- The development would put extra strain on the school and doctors;
- Concerns with the access to the site;
- Concerns with the loss of the wildlife habitat site;
- Concerns with the lack of infrastructure on site;
- Concerns with the visual impact of the site;
- Lack of public transport;
- Concerns with the lack of employment in the area;
- Inadequate public consultation;
- Social infrastructure;
- Concerns with the cumulative effect of the development;
- Flooding;
- Concerns with the dangerous roads;

Councillor Aldridge proposed and Councillor Morgan seconded a motion to **DEFER** the application for a Committee site visit.

The **Motion** was carried

69. **3/39/18/009**

Outline planning application (with all matters reserved except access) for the erection of approximately 90 dwellings, creation of vehicular access, provision of open space and other associated works on Land to the East of Aller Mead, Doniford road, Williton TA4 4RE

Comments from Members of the public included:

- Flooding issues;
- Concerns with the nature of the culverts;

Councillor Habgood proposed and Councillor Marcia Hill seconded a motion for the approval of the Travel Plan to be approved as per Officer Recommendation.

The **Motion** was carried

70. **49/19/0045**

Variation of Condition 2 (approved plans) of planning permission 49/14/0078 at Oakhampton Park, Ford Road, Wiveliscombe

Comments by Members included:

- Concerns with the materials used;
- Concerns with the impact on the Community;
- The application had been altered significantly from the original approved application;
- Supports Wiveliscombe Town Council response to object to this application;

At this point in the meeting the Chair called for a vote for a half hour extension. This was carried.

Councillor Habgood proposed and Councillor Palmer seconded a motion that the application be approved.

Councillor Lithgow requested that his abstention be recorded.

The **motion** was carried

71. **Latest Appeals and Decisions received**

Resolved that one decision and one appeal had been received which were noted.

(The Meeting ended at 5.44 pm)

