

SWT Planning Committee - 5 December 2019

Present: Councillor

Councillors Roger Habgood, Ian Aldridge, Caroline Ellis (In place of Sue Buller), Marcia Hill, Mark Lithgow, Chris Morgan, Craig Palmer, Ray Tully, Brenda Weston, Loretta Whetlor and Gwil Wren

Officers: John Burton, Martin Evans (Shape Legal Partnership), Jo Humble, Tracey Meadows (Democracy and Governance), Andrew Penna (Garden Town Coordinator) and Alex Lawrey

Also
Present:

(The meeting commenced at 1.00 pm)

95. **Apologies**

Apologies were received from Councillors Buller, Firmin, Martin Hill, Nicholls

96. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the Planning Committee held on 14 November circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 14 November 2019 be confirmed as a correct record.

Proposed by Councillor Marcia Hill, seconded by Councillor Habgood

The **Motion** was carried.

97. **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	Agenda item	Description of Interest	Reason	Action Taken
Cllr S Coles	38/19/0294	SCC & Taunton Charter Trustee. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr C Ellis	38/19/0294	Taunton Charter Trustee.	Personal	Spoke and left the room for the debate and vote.

Cllr R Habgood	38/19/0294	Lobbied by Mr Raby, Collier Planning and Cllr Henley.	Personal	Spoke and Voted
Cllr Mrs Hill	38/19/0294	Taunton Charter Trustee. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr M Lithgow	38/19/0294	Wellington	Personal	Spoke and Voted
Cllr C Morgan	3/32/19/019 38/19/0294	Stogursey PC Lobbied by Mr Raby, Collier Planning and Cllr Henley.	Personal	Spoke
Cllr C Palmer	38/19/0294	Minehead. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr R Tully	38/19/0294	West Monkton. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr B Weston	38/19/0294	Taunton Charter Trustee. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr L Whetlor	38/19/0294	Watchet. Lobbied by Mr Raby, Collier Planning and Cllr Henley. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted
Cllr G Wren	38/19/0294	Clerk to Milverton PC. Lobbied by Mr Raby, Collier Planning and Cllr Henley	Personal	Spoke and Voted

98. **Public Participation**

Application No.	Name	Position	Stance
19/19/0009	G Knight	Local Resident	Objecting
	R Fowler	Local Resident	Objecting
	P Fowler	Local Resident	Objecting
	L O'Connor	Local Resident	Objecting
	K Comer	Local Resident	Objecting
	A Knight	Local Resident	Objecting
	A	Local Resident	Objecting
	Withstandley	Local Resident	Objecting
	K Bristow	Local Resident	Objecting
	D Graham	Chair of Hatch Beauchamp PC	Objecting
3/32/19/019	R Crowther	Local Resident	Objecting
	C Heal	Local Resident	Objecting
	G Hart	Local Resident	Objecting
	R Preece	Local Resident	Objecting
	S Goss	Stogursey PC	Objecting
	J Ody	Stogursey PC	Objecting
	S Collier	Collier Planning	Infavour
38/19/0294	M Raby	Local Resident	Objecting
	L Robb	Local Resident	Objecting
	Clr C Ellis	Ward Member	Objecting
10/18/0017	Mrs Stanswood	Local Resident	Objecting
	P Radice	Local Resident	Objecting
	G Chaplin	Local Resident	Objecting
38/19/0003	W Redstone	Local Resident	Infavour
	R Russell	Agent GTH	

99. **19/19/0009**

Erection of 12 No. Dwellings with associated works in a field located to the west of Station Road and south of Home Orchard, Hatch Beauchamp.

Comments from members of the public included;

- The development lies out of the village boundary;
- The development was not sustainable due to lack of public transport;
- No facilities in the village;
- Concerns with parking on Station Road;
- Safety concerns for residents due to no main footpath;
- Other sustainable sites were available for development in the area;
- The trees that were ripped out from the Orchard needed replacing;
- The development did not meet the climate change policy and would increase carbon emissions;
- Limited employment in the village;
- Flooding issues;

- Concerns with the odour from the sewage plant as the existing drains cannot cope with the new dwellings;
- Affordable housing was not required in the village due to the lack of infrastructure and amenities;
- Week landscape designs;
- The village has exceeded its housing limit;

Comments from Members included;

- The application was not sustainable;
- Poor design and layout;
- Concerns that the application did not have the Parish Council or local Community support;
- Concerns with the sewage treatment works;
- No mention of the wildlife survey in the report;
- The development did not comply with policies DM2, CP6, CP1 and DM1;
- Concerns with lack of facilities in the village;
- Flooding issues;
- Accessibility concerns;
- This development was contrary to the Council's development plan;

Councillor S Coles proposed and Councillor M Lithgow seconded a motion for the application to be **REFUSED**

Reasons

1. The sustainability of the site, with particular reference to policy CP6 of the Core Strategy accessibility and the inevitable reliance upon the private motor vehicle that would result;
2. The proposal did not rely upon a small cross subsidy for the affordable housing units and is therefore contrary to the relevant provisions of the NPPF; and;
3. Poor design and layout for the site, with particular reference to DM4 (Core Strategy), D7 (SADMP) and paras 124 – 131 (design) of the NPPF;

The motion was carried.

100. **3/32/19/019**

Erection of a residential development comprising of 27 No. dwellings, relocation of children's play area and associated works on land a Paddons Farm, Stogursey

Comments from members of the public included;

- Concerns with the 52% increase on the original 44 dwellings originally permitted;

- The dwelling are small with no garages so would prevent social cohesion on the site;
- The development was uncharacteristic for the village of Stogursey;
- The repositioning of the Children’s playground would compromise the safety of the children ;
- Unacceptable cramped form of development;
- Impact on the conservation area;
- The previous site was abandoned and not finished;
- Concerns with the graded play area;
- Over development of the site;
- Parking issues;
- Concerns with noise and disruption;
- Previous scheme was no longer viable as it was over 10 years old and did not comply with the Councils current policies;

Comments from Members included;

- No public transport to the village;
- Previous development not finished;
- Overdevelopment of the site;
- Concerns on the impact of the conservation area;
- Concerns with increased traffic;
- Flooding issues;
- Concerns with impact on the village setting;
- Concerns with the lack of responses from statutory consultees;
- Concerns with the relocation of the play area;

Councillor Morgan left the chamber whilst the application was debated and voted on.

Councillor I Aldridge proposed and Councillor C Ellis seconded a motion to **REFUSE** the application.

Reasons

1. Overdevelopment of the site;
2. Unsuitability of the proposed new location for the children’s play area in terms of health and safety issues and relationship with the stream.

The motion was carried.

101. **38/19/0294**

Erection of two storey extension to side elevation at 44 Richmond Road, Taunton (resubmission of 38/19/0204)

Councillor Morgan returned for this item

Comments from members of the public included;

- Concerns that the application was not subservient to the original property;
- Concerns with pedestrian safety;
- Overlooking and loss of light;
- Overshadowing;
- The development would cause harm to the amenity of the area;
- Impact on the street scene;
- Concerns that there were only 11 meters between the proposed development and the nearest property;
- Parking issues;

Comments from Members included;

- Concerns with the insufficient room for the proposed car parking area;
- Concerns with the proximity of the development to the neighbouring property;
- All materials need to be of the same design as the original dwelling;
- Concerns with pedestrian safety on the corner;

Councillor R Habgood proposed and Councillor Tully seconded a motion for the application to be **APPROVED** subject to the inclusion of two additional conditions;

1. Withdrawal of Permitted Development rights in respect of the garage to guarantee it is provided and kept available for the storage of a motor vehicle and to ensure that any alternative use (such as residential or business accommodation) would need to be the subject of a planning application to the LPA first, and
2. A condition to ensure that the external material for the new build matched those used on the existing dwelling.

The motion was carried.

102. **10/18/0017**

Change of use, conversion and extension of existing buildings and new build to create 2 No. dwelling houses (as amended by revised site plan including the access lane within the red edge) at Pay Farm, Willand Road, Churchstanton

Councillor Whetlor left the chamber at the start of this item.

Comments from members of the public included:

- Unstainable location;
- Poor design;
- No heritage grounds to retain the structures on site;
- The application was a new dwelling in the open countryside;

- The application was in the area of the ANOB;
- Concerns with the increased traffic flow;
- Concerns that the access track would not cope with heavy construction traffic;
- There were no mains water or sewage disposal to the property;

Comment made by Members included;

- Concerns with asbestos in the existing buildings;

Councillor M Lithgow proposed and Councillor C Morgan seconded a motion for the application to be **REFUSED**.

The motion was carried

Reason

The proposed development is considered to be in an unsustainable location and the scale, size, extent of new building and poor design would detract from the character and appearance of this part of the AONB. The Local Planning Authority also considers that the proposed development would result in substantial rebuilding and alterations to the existing barns. The development is therefore considered to be contrary to the Core Strategy Policies SP1, SD1, DM1, DM2, DM4, and CP8 and Policies SB1 and D7 of the Sites Allocations and Development Management Plan.

At this point in the meeting a half hour extension was proposed.

103. **38/19/0003**

Redevelopment including the erection of 22 No. dwelling houses with associated access, parking and Local Equipped Area for Plan (LEAP) at Fairwater Yard, Higher Palmerston Road, Taunton

Comments from members of the public included;

- Concerns with flood risk;
- Impact on wildlife;
- Boundary issues;
- This application was new housing in a sustainable development;
- This development was more appropriate of a Brown field site;
- The development would be energy sufficient and enhance the site;

Comments from Members included;

- Perfect example of a brown field site;
- Concerns with flooding issues;
- Concerns with contamination on the site;

- Concerns with the loss of social housing;
- Car parking issues;
- Concerns with the increased traffic;
- Concerns that the cycle route was not clear or safe;
- Concerns with on street parking;

Councillor G Wren proposed and Councillor S Coles seconded a motion for the application to be **APPROVED** with the inclusion of an additional condition to ensure that any contamination remediation is carried out before the flood risk measures are undertaken in case any unforeseen contamination impacts upon the flood risk measures.

The motion was carried.

At this stage in the meeting a half extension was proposed.

104. **3/26/19/016**

Erection of 9 No. Dwellings with associated access, landscaping, public open space, drainage and footpath works at former nursery site, Washford, Near Watchet

Application **Deferred**

Reason

This application was deferred from consideration at the applicant's request. The Applicant needed further time to revisit the layout of the site to ensure inclusion of a 6 metre (minimum) ecological zone as per the County Ecologist's recommendation.

105. **3/37/19/002**

Erection of 10 No. dwellings with associated works at Land to the south of Stoates Mill, Watchet

Application **DEFERRED**

Reason

This application was deferred from consideration in order to allow the parish Council the requisite period for responding to the latest re-advertisement.

106. **Latest appeals lodged and decisions received**

(The Meeting ended at 5.45 pm)