

SWT Planning Committee - 9 January 2020

Present: Councillor Simon Coles (Chair)

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

Officers: Martin Evans (Shape Legal Partnership), Denise Grandfield, Tracey Meadows (Democracy and Governance) and Rebecca Miller (Principal Planning Specialist)

(The meeting commenced at 1.00 pm)

107. **Apologies**

Apologies were received from Councillors Morgan and Wren

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

(Minutes of the meeting of the Planning Committee held on 5 December 2019 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 5 December 2019 be confirmed as a correct record.

Proposed by Councillor M Hill, seconded by Councillor Buller

The **Motion** was carried.

109. **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	Application No.	Description of Interest	Reason	Action Taken
Cllr S Buller	24/19/0046	Ward Member	Personal	Spoke and Voted
Cllr L Whetlor	3/37/19/002	Ward Member for Watchet	Personal	Spoke on the application but did not take part in the vote

110. **Public Participation**

Application No	Name	Position	Stance
3/05/19/007	Richard Hatton Russell Williams	Local resident Agent -gth	Objecting Infavour
24/19/0046	Mr J Carter Mrs S Carter Mr M Jolliffe Mr A Meehan Mr D Bolle-Jones Mr T Turner Ms R Randall	Local resident Local resident Local resident Local resident On behalf of the applicant North Curry PC Principal Planner WYG	Objecting Objecting Objecting Objecting Infavour Objecting Infavour
3/37/19/002	Mr N Beddows	Agent	Infavour

111. **3/05/19/007**

Variation of Condition No. 02 (approved plans) of application 3/05/17/012 at land north of Church Lane, Carhampton

Comments from members of the public included;

- Separating D1 and D2 would lower the standard of design and have a negative impact on the setting of the adjacent church and churchyard;
- Car parking issues;
- No change to the street scene or the visual amenity;
- No technical objections to the application;
- There would be no adverse impact on the church;

Comments from members included;

- Concerns with the removal of the stone wall;
- Concerns with the separation of D1 and D2;
- Privacy issues;
- Concerns with the limited outside space;

Councillor Buller proposed and Councillor Habgood seconded a motion for the application to be **APPROVED** with changes to the conditions drawing numbers.

The motion was carried

112. **24/19/0046**

Erection of 1 No. bungalow with detached garage on land to the rear of 16 Town Farm, North Curry

Comments from members of the public included;

- Concerns with the visibility splay;
- Pedestrian safety;
- Concerns with the potential loss of character of the area;

- Back land development which would set a precedent;
- Overdevelopment of the site;
- Concerns with access to the site;
- Impacts on neighbouring properties;
- Increased speed of traffic;
- Disappointed that the site was not as protected as it should have been;
- Concerns with the amount of agricultural traffic that goes through the village on a daily basis;
- The S106 and covenant of the Town and Country Planning Act 1990 was being disregarded;
- Concerns for the relocation of the protected species that was found on site;

Comments made by members included;

- Concerns with the visibility splay;
- The Slow Worms that were found onsite were moved to a unsuitable location;
- Highway concerns regarding evidence submitted by an objector;
- Concerns that the S106 agreement of the Town and Country Planning Act 1990 was being disregarded;

Councillor Aldridge proposed and Councillor Whetlor seconded a motion for the application to be **DEFERRED**

Reason – Justification required from the Highway Authority as to why evidence submitted by an objector does not change the Highway Authorities advice on this application.

The motion was carried.

113. **3/37/19/002**

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

Comments made by member of the public included;

- This development had the support of the design review panel;
- No objections from statutory consultees;
- This was a high quality small scale development;
- No viable offer had been made on the site;

Comments made by members included;

- Concerns with traffic issues;
- Concerns with the lack of social and affordable housing in Watchet;
- Lack of vehicle charging points on site;
- Concerns with the removal of the trees on site;

Councillor Buller proposed and Councillor Marcia Hill seconded a motion for the application to be **APPROVED** with the recommendation with the suggested changes to planning conditions set out in the officers update.

The motion was carried with one abstention by Councillor Aldridge.

114. **Latest appeals and decisions received**

Four appeal decisions and two appeals were received and noted at the meeting.

(The Meeting ended at 4.40 pm)