

Minutes of a Meeting of the Planning Committee - North held in the Sedgemoor Room, Bridgwater House, King Square, Bridgwater, TA6 3AR, on Tuesday, 14 November 2023 at 2.00 pm

Present:

Cllr Kathy Pearce (Chair)
Cllr Matthew Martin (Vice-Chair)

Cllr Brian Bolt	Cllr Alan Bradford
Cllr Hilary Bruce	Cllr Ben Ferguson
Cllr Bob Filmer	Cllr Tony Grimes
Cllr Pauline Ham	Cllr Alistair Hendry

46 Apologies for Absence - Agenda Item 1

Apologies were received from Councillors Gill Slocombe and Brian Smedley.

47 Minutes from the Previous Meetings - Agenda Item 2

Resolved that the minutes of the Planning Committee - North held on Tuesday 12 September 2023 and Tuesday 10 October 2023 be confirmed as a correct record.

48 Declarations of Interest - Agenda Item 3

Councillor B Filmer declared on application 12/23/00025 that he had referred the application for consideration by committee, however he confirmed that he retained an open mind and would listen to all the information presented before casting his vote.

Councillor T Grimes declared a Non-Registrable Interest on application 12/23/00025 as he was the Division member but took no part in any discussion on the application.

Councillor M Martin declared that he had spoken to Middlezoy Parish Council on application 32/23/00007 but did not discuss the merits of the application and

confirmed that he retained an open mind and listen to all the information presented before casting his vote.

Councillor K Pearce declared a Non-Registrable Interest on application 08/23/00209 as she was a member of Bridgwater Town Council but had taken no part in discussion on this application.

Councillors B Filmer, H Bruce, A Hendry and A Bradford declared a Non-Registrable Interest as they were members of the Internal Drainage Board.

49 Public Question Time - Agenda Item 4

Details of public speaking is captured under the minute of the appropriate application.

50 Major Planning Application 34/23/00007 Land To The North Of, Olivers Road, Middlezoy, Bridgwater - Agenda Item 5

The Planning Officer introduced the application to the committee, with the aid of a power point presentation. Further to the published report, Othery Parish Council (who had not been consulted, had made comment on the application as they had concerns on vehicle movement to and from the site and through the village. It was confirmed that the application was for temporary consent and the stockpile would be soil only, with the site being near to the three reservoir sites that is in need of the work.

The committee were addressed by the clerk to an adjacent parish council who explained that the council had concerns relating to the impact on the highways as well as ecology of the local area as consider that the conditions were not strong enough and did not meet policy D14.

The agent then spoke to the committee on behalf of the Environment Agent who were the applicant, explaining that the safety works were needed for the three reservoirs in the locality. It was confirmed that the Construction Traffic Management Plan and routes proposed had been agreed with County Highways and the HGVs and tractors would not be travelling through the villages and there would be mitigation measures which included road sweeping.

In response to comments and questions from the committee, it was confirmed that within the conditions, there was the need for a road survey and reinstatement of any damage as agreed with the Highways Authority, there would also be the use of

banksmen on the track to the site due to the size and nature of the road and the amount of proposed vehicle movements.

Members were reassured that the Construction Traffic Management Plan indicated that traffic would not be directed through Westonzoyland. It was noted that there was a plan to manage the number of vehicles, including provision of signage and temporary traffic lights. It was requested that the Construction Traffic Management Plan be sent to the local Parishes.

Councillor Hendry proposed the officer's recommendation and this was seconded by Councillor Bradford. On being put to the vote, the proposal was carried unanimously.

RESOLVED:

The application 34/23/00007 at Land to the North of Olivers Road, Middlezoy for the proposed formation of a temporary material stockpile for reservoir embankment construction be approved subject to the conditions detailed within the report.

51 Planning Application 08/23/00209 Commercial Buildings & Land At, Clarks Road, Bridgwater, Somerset, TA6 - Agenda Item 6

The committee received a presentation from the planning officer on this application, confirming that this was the third application for this site and the applicant had taken into account the refusal reasons from the previous applications and had also amended this application to reduce the number of dwellings to three which were of a contemporary design. The planning officer confirmed that if the application was approved, then the plans list would need to be corrected as there were inconsistencies between some floor plans and elevations, with the correct plans shown in the presentation.

The committee heard the speech of a local resident (read out by the committee manager as there were technical issues) and they still considered that there would be an impact on the privacy and light of their properties, would not be in keeping with surrounding properties, use of the highlighted driveway which was in private control and the new properties would also generate further impact on parking in the area.

The agent then spoke on the proposal. He confirmed that the land ownership had been legally agreed, that the properties had been carefully designed with the layout to be opposite the current dwellings to reduce any impact on privacy and residential amenity.

The planning officer, in response to the issues raised by the speaker, confirmed that

systems indicated all consultation letters had been issued correctly and that the rights of access has also been sorted. 7 parking spaces were to be allocated to the new properties. The design of the properties would ensure that habitable rooms would reduce any impact on neighbours and materials to be used were of the surrounding area.

In response to questions from the committee about the train line, it was confirmed that there were mitigation measures within the build of the properties, including acoustic fencing and there had been no objections from Environmental Health on the technical information provided.

Councillor Bradford proposed approval of the recommendation with the updates to plan numbers noted in Condition 2 as requested by the planning officer and this was seconded by Councillor Hendry. On being put to the vote, the proposal was carried with one against.

RESOLVED:

The application 08/23/00209 Commercial Buildings and Land at Clarks Road, Bridgwater was approved subject to the conditions detailed on the report and updates to plan numbers in Condition 2 to address inconsistency between floor plans and elevations.

52 Planning Application 12/23/00025 Rose Cottage Farm Nursery, Burnham Moor Lane, Edithmead, Highbridge, TA9 4HE - Agenda Item 7

The planning officer with the aid of a presentation, explained that this new application followed on from a previous application which was still extant. This proposal was for the conversion of the property into 5 1 bed properties with gardens and parking and bin stores.

In response to a question from the committee, it was confirmed that the kitchen and dining area would be raised to provide a refuge in case of flooding. It was also confirmed in respect of the vehicular access that the parish council expressed concerns about would not create any adverse impact and that there had been no objections from the Highways Authority.

Councillor Filmer proposed the officer's recommendation and Councillor Grimes seconded the motion. When put to the vote, it was unanimously agreed.

RESOLVED:

The application 12/23/00025 at Rose Cottage Farm, Burnham Moor Lane, Edithmead for the conversion of a Childs nursery to form 5 dwellings be approved subject to the conditions detailed within the report.

53 Planning Application 41/23/00004 19 Old Pawlett Road, West Huntspill, Highbridge, TA9 3RH - Agenda Item 8

With the assistance of a presentation the Planning Officer explained that the application was for an extension to a workshop and had been picked up through enforcement. Land issues had now been agreed with the Highways authority.

During discussion, it was requested that an additional condition be placed on any approval granted requesting that visibility splays be kept clear to allay concerns expressed and a further condition concerning signage.

Councillor Bradford proposed the recommendation with the additional conditions and this was seconded by Councillor Filmer. On being put to the vote, the recommendation was approved unanimously.

RESOLVED:

The application 41/23/00004 at 19 Old Pawlett Road, West Huntspill for the erection of a workshop extension be granted subject to the conditions detailed within the report and two additional conditions to secure the visibility splays to prevent obstruction/storage within those visibility splays and the provision of signage with the wording of these conditions to be agreed in consultation with the Chair and Vice-Chair of the committee.

54 Information sheets - Agenda Item 9

The committee received the following Information Sheets and noted their contents:

- Planning Appeals Received
- Planning Appeals Decided
- Enforcement Appeals Decided
- S106 Agreements
- Certificate of Lawfulness – Existing Use
- Certificate of Lawfulness – Proposed use

The Planning Officers highlighted certain cases for the committee where there had been a positive result for the planning authority.

55 Training and Updates for the Committee - Agenda Item 10

Members received an update on various matters relating to new policies being proposed, performance statistics and staffing.

(The meeting ended at 4.30 pm)

.....

CHAIR