



Notice of Meeting of

PLANNING COMMITTEE - WEST

Wednesday, 1 May 2024 at 2.00 pm

**John Meikle Room, The Deane House, Belvedere
Road, Taunton TA1 1HE**

To: The members of the Planning Committee - West

Chair: Councillor Simon Coles

Vice-chair: Councillor Derek Perry

Councillor Norman Cavill

Councillor Habib Farbahi

Councillor Ross Henley

Councillor Mike Rigby

Councillor Rosemary Woods

Councillor Caroline Ellis

Councillor Andy Hadley

Councillor Steven Pugsley

Councillor Andy Sully

Councillor Gwil Wren

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services democraticserviceswest@somerset.gov.uk.

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by e-mail to the Monitoring Officer at email: democraticservicesteam@somerset.gov.uk by **12noon on Tuesday, 30 April 2024**.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

The meeting will be webcast and an audio recording made.

Issued by (the Proper Officer) on Friday 19 April 2024.

AGENDA

Planning Committee - West - 2.00 pm Wednesday, 1 May 2024

Public Guidance Notes for Planning Committees (Agenda Annexe)
(Pages 7 - 10)

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 11 - 14)

Webcast link to view the meeting (Pages 15 - 16)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 17 - 20)

To approve the minutes from the previous meeting held on 19 March 2024.

3 Declarations of Interest

To receive and note any declarations of interests in respect of any matters included on the agenda for consideration at this meeting.

(The other registrable interests of Councillors of Somerset Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [City, Town & Parish Twin Hatters - Somerset Councillors 2023](#))

4 Public Question Time

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker.

Requests to speak at the meeting at Public Question Time must be made to the Monitoring Officer in writing or by email to democraticserviceteam@somerset.gov.uk by 5pm on Wednesday 24 April 2024.

5 Planning Application 43-23-0056 Land to the North of Taunton Road, Wellington, TA21 8RS (Pages 21 - 324)

To consider an application for an Outline application with all matters reserved, except for access, for a mixed use development of up to 200 No. dwellings, employment land (Use Classes E & F), an internal spine road to facilitate a rail halt/station, public open space, drainage & associated infrastructure on land north of Taunton Road, Longforth Park, Wellington (Departure from the Local Plan)

6 Planning Application 14-21-0047 Land East of A38, south of Walford Cross, Monkton Heathfield (Pages 325 - 426)

To consider an application for outline planning permission with all matters reserved, except for access, comprising up to 1,450 dwellings, up to 4.91 hectares of land for strategic employment uses, up to 8 hectares of land for a through school, mixed use district centre including mobility hub, community facilities, green infrastructure, drainage works, and associated works, on land at Walford Cross, Monkton Heathfield.

7 Planning application 49-20-0034 LAND TO THE NORTH OF BURGES LANE WIVELISCOMBE (Pages 427 - 508)

To consider an application for approval of reserved matters following Outline Application 49/17/0060 to determine layout, scale, appearance and landscaping for the erection of 71 No. dwellings with the detail required to confirm access as required by Condition No. 03 on land north of Burges Lane, Wiveliscombe

8 Planning Application 3/37/23/001 Land to the south of Doniford Road and Normandy Avenue, Watchet (Pages 509 - 596)

To consider an application for the approval of reserved matters following outline application 3/37/17/019 for the access, appearance, landscaping, layout and scale for the erection of up to 139 No. dwellings and associated works.

9 Planning Application 05/23/0030 THE GABLES, WELLINGTON ROAD, BRADFORD ON TONE, TAUNTON, TA4 1EN (Pages 597 - 618)

To consider an application for the Change of use of land from agricultural to residential for siting of 4 No. gypsy pitches with associated hardstanding and the erection of 2 No. Day room buildings and 4 No. bin & cycle stores at The Gables, Wellington Road, Bradford on Tone.

10 Planning Application 38/23/0406 17 TRINITY STREET, TAUNTON, TA1 3JG (Pages 619 - 642)

To consider an application for the Change of use of part residential (C3) and part community use (F2(B)) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton.

11 Planning Application 38/23/0405 17 TRINITY STREET, TAUNTON, TA1 3JG (Pages 643 - 660)

To consider an application for the Change of use of part residential (C3) and part community use (F2(B)) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton (Listed Building Consent).

12 Appeal Decisions (Pages 661 - 670)

To receive details of an Appeal Decision received in April 2024.

Other Information:

Exclusion of the Press and Public for any discussion regarding exempt information

The Press and Public will be excluded from the meeting when a report or appendix on this agenda has been classed as confidential, or if the Committee wish to receive confidential legal advice at the meeting. If the Planning Committee wish to discuss information in Closed Session then the Committee will asked to agree the following resolution to exclude the press and public:

Exclusion of the Press and Public

To consider passing a resolution having been duly proposed and seconded under Schedule 12A of the Local Government Act 1972 to exclude the press and public from the meeting, on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, within the meaning of Schedule 12A to the Local Government Act 1972:

Reason: Para 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

(Or for any other reason as stated in the agenda or at the meeting)

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