

SWT Planning Committee - 16 December 2021

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Roger Habgood, John Hassall, Mark Lithgow, Chris Morgan, Craig Palmer, Ray Tully, Sarah Wakefield, Brenda Weston and Loretta Whetlor

Officers: Alison Blom-Cooper, Rebecca Miller, Martin Evans, Jo O'Hara, Gareth Clifford, Michael Hicks (Planning Specialist) and Tracey Meadows

(The meeting commenced at 1.00 pm)

80. Apologies

Apologies were received from Councillor Wheatley

81. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 25 November 21 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 25 November 21 be confirmed as a correct record.

Proposed by Councillor Hill seconded by Councillor Habgood

The **Motion** was carried.

82. 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	Description of Interest	Reason	Action Taken
Cllr M Blaker	Wiveliscombe	Personal	Spoke and Voted
Cllr S Coles	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr Mrs Hill	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	Wellington	Personal	Spoke and Voted
Cllr C Morgan	Stogursey	Personal	Spoke and Voted
Cllr C Palmer	Minehead	Personal	Spoke and Voted
Cllr R Tully	West Monkton	Personal	Spoke and Voted

Cllr B Weston	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr L Whetlor	Watchet	Personal	Spoke and Voted

No further declarations were declared.

83. **Public Participation**

Application No.	Name	Position	Stance
10/21/0016	Mrs Rifath Cllr Henley (via Zoom)	Applicant Ward Member	In favour In favour
36/21/0012	Mr P Tillen	Applicant	In favour

84. **10/21/0016 - Replacement of bungalow with a two-storey detached dwelling at Beaches, Taunton Road, Churchinford**

Comments from members of the public included;
(summarised)

- The existing building was suffering from structural degradation and was non-compliant with building regulations;
- The proposal sat within the existing footprint and aligned with the neighbouring properties ridge line;
- The development would be of a low embodied carbon construction method;
- The proposal would not touch existing vegetation;
- The proposal complied with Local Plan Policies, DM1,CP8 and the NPPF;
- The proposal complied with the Blackdown Hills ANOB Policy PD2;
- The proposal was not in the village of Churchinford and was within the farming community;
- No objections were received from consultees;
- This was an exemplar new development in the Blackdown Hills;
- No added traffic concerns;

Comments from Members included;
(summarised)

- Concerns with the use of modern materials for the proposal;
- The proposal was in the wrong location as it sat in a prominent position in the Blackdown Hills;
- Concerns that the metal cladding did not fit in with the surrounding area;
- Concerns with the layout and lack of voltaic panels on the roof;
- Incongruous building in this location;
- Concerns with the interior design;
- Concerns with transport issues;
- The building needed to be replaced and the materials replicated the existing building;

- The footprint would not be increased;
- Content that the building would be carbon neutral;
- The proposal was in a rural community and needed to be innovative to survive and prosper;

Councillor Hill proposed and Councillor Aldridge seconded a motion for the application to be **REFUSED** as per Officer recommendation.

The motion was carried.

85. **36/21/0012 - Erection of extension to summerhouse for use as welfare facilities for harvesting and Christmas tree farm at the Pump House, Curload Road, Curload, Stoke St Gregory (part retention of works already undertaken)**

Comments from members of the public included;
(summarised)

- The proposal was needed to provide staff with welfare facilities;
- As responsible owners the public footpath would be maintained every fortnight during the growing season;
- Portable facilities brought on sight would be dangerous due to the current entrance of the land being on a blind bend;
- No plans to turn this proposal into a home;

Comments from Members included;
(summarised)

- Satisfied that the applicant was trying to make a go of this business;
- The building would be good for the welfare of the staff;
- Small business trying to get going;
- Happy with the amended condition;

Councillor Hill proposed and Councillor Aldridge seconded a motion for **Conditional Approval** to be approved as per Office recommendation with an amendment to condition 3 to read;

The building hereby permitted shall be used as a welfare facility strictly necessary for the well-being of employees, solely linked to agricultural activities taking place on site during reasonable daytime working hours and shall be used for no other purpose;

Reason – To ensure the building is not used for any overnight stay, leisure use or any other use not directly linked to necessary agricultural welfare, which is appropriate to this rural location and in line with Core Strategy policy DM2;

The motion was carried.

86. **38/21/0429 - Erection of a single storey extension to the rear of 27 The Avenue, Taunton**

No comments were received on this application.

Councillor Hill proposed and Councillor Habgood seconded a motion for Conditional Approval to be **APPROVED** as per Officer recommendation.

The motion was carried.

87. **Access to Information - Exclusion of the Press and Public**

Exclusion of the press and public at this point in the meeting.

Proposed by Councillor Hill and seconded by Councillor Habgood.

The motion was carried.

88. **Confidential Enforcement Report**

Councillor Hill proposed and Councillor Habgood seconded a motion for Enforcement Action to be **APPROVED** as per Officer recommendation within the confidential report.

The motion was carried.

89. **Latest appeals and decisions received**

Appeals and decisions noted.

(The Meeting ended at 2.53 pm)