

SWT Planning Committee - 3 February 2022

Present: Councillor Marcia Hill (Vice-Chair)

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

Officers: Rebecca Miller, Alison Blom-Cooper, Martin Evans (Shape Legal Partnership), Simon Fox, David Galley, Briony Waterman, Ben Perry and Tracey Meadows

Also Present: Councillor Wren for application 18/21/0017.

(The meeting commenced at 1.00 pm)

96. **Apologies**

Apologies were received from Councillor Coles and Wheatley.

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

(Minutes of the meeting of the Planning Committee held on 13 January 22 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 13 January 22 be confirmed as a correct record.

Proposed by Councillor Lithgow seconded by Councillor Weston

The **Motion** was carried.

98. **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 r Habgood | 31/21/0021/T 32/21/0022/T | Personal, know to applicant | Spoke and Voted |
| Cllr Mrs Hill | Taunton Charter | Personal | Spoke and Voted |

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|----------------|------------------------------|-----------------------------------|--|
| | Trustee | | |
| Cllr M Lithgow | Wellington | Personal | Spoke and Voted |
| Cllr C Morgan | Stogursey | Personal | Spoke and Voted |
| Cllr C Palmer | 31/21/0021/T 32/21/0022/T | Personal, know to applicant | Did not speak or vote on the application |
| 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 |

99. **Public Participation**

| Application No | Name | Position | Stance |
|----------------|---|---|----------------------|
| 18/21/0017 | Mr I Walker Ms K Robinson-Burge Cllr G Wren | Local resident Chair of Halse PC Ward Member | Against Against |
| 31/21/0021 | Mrs R James | Applicant | Against |
| 31/21/0022 | Mr M Sawyer Mrs R James | Local resident Applicant | Against In favour |

The Vice-Chair, Councillor Hill sat in the chair for this meeting

100. **38/21/0464 - Formation of vehicular access with associated works and alterations to highway at the Firepool Regeneration Site, Trenchard Way (and land to the south), Taunton**

Comments from Members included;
(summarised)

- Concerns with access for the disabled community and the steep incline up the hill;
- Discussions were needed with GWR to use the station lift to descend to ground level access to Station Road;
- Concerns with the shared path for pedestrians and cyclists;
- Concerns with the 30 MPH in Trenchard Way, this should be limited due to the fast road;
- Concerns with the loss of trade in Bridge Street;
- This access would be a big improvement on the junction;
- Concerns with the visual impact due to the amount of lamp posts in the area. Retroflected tape was needed to enhance the visibility for the visually impaired;
- Concerns with the crossing point;

- Concerns with getting the balance correct with traffic, pedestrians and cyclists;
- Lack of a Road Safety audit. This needed looking at before work commenced;

Councillor Habgood proposed and Councillor Wakefield seconded a motion for Planning permission to be **GRANTED** subject to Conditions and an additional note to read;

The applicant is asked to consider the use of retroreflective tape on all posts, poles and freestanding columns to enhance the visibility of such obstacles to those with visual impairments.

The motion was carried.

101. **18/21/0017 - Variation of Condition No. 02 (approved plans) of application 18/20/0014 at Birch Cottage, Halse Road, Halse**

Comments from Members of the public included;
(summarised)

- Concerns with overlooking and loss of privacy;
- There was an established building line in Halse Road;
- Concerns with the character of the Halse Conservation Area;
- Concerns that this retrospective application would set a precedent in the area;
- Concerns that this application was built in the incorrect place and not built inline with other properties on the row;
- Concerns with loss of value to the other homes in the row;
- The development had not been built according to approved plans;

Comments by Members included:

- Concerns with the residential amenity;
- Concerns that the siting error had not picked up before building commenced;
- Current building not built in accordance with approved plans;
- Concerns with the street scene;
- Concerns with the effects of overlooking on the adjoining properties;
- Concerns with the effects on the Conservation area;
- The development was not built in accordance with approved plans;

Councillor Blaker proposed and Habgood seconded a motion for the application to be **REFUSED** against officer recommendation.

Reasons – Impact on the residential amenity of the development and the effect on the Conservation Area;

The motion was carried.

102. **31/21/0021 - Application to carry out management works to one Oak tree included in Taunton Deane Borough (Ruishton No.1) Tree Preservation Order 2008 to the rear of 40 Newlands Road, Taunton (TD1051)**

This application had one presentation and was voted on separately

Comments from members of the public included:
(summarised)

- The crown reduction of this tree would not be sufficient to reduce the sail area of the tree and the end weight of the branches;
- Concerns that the tree was spread across six other properties in Newland Road and Coronation Close;
- Concerns that this tree can no longer be managed due to 'summer branch drop';

Comments by Members include:
(summarised)

- The tree needed to be felled and replaced with a younger tree in a suitable area;
- Concerns with the impact of the pruning;
- Concerns that the trunk would continue to expand and block access to the properties;
- Concerns with climate change and the effect on the tree;
- Neighbour concerns with the tree;
- Crown reduction would significantly reduce the risk for branch drop;
- Regular inspections were needed to check for disease on the tree;

Councillor Lithgow proposed and Councillor Wakefield seconded a motion for Conditional approval to be **APPROVED** as per officer recommendation.

The motion was carried.

103. **31/21/0022 - Application to fell one Oak tree included in Taunton Deane Borough (Ruishton No.1) Tree Preservation Order 2008 at 40 Newlands Road, Ruishton (TD1051)**

Councillor Lithgow proposed and Councillor Wakefield seconded a motion for the application to fell one Oak tree be **REFUSED** as per officer recommendation.

The motion was carried.

104. **42/21/0081 - Demolition of garage and erection of a single Storey extension to the side of Trendle, 49 Church Road, Trull**

Comments from Members included:

- The application would improve the amenity of the area;

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

The motion was carried.

105. **Latest appeals and decisions received**

Latest appeals and decisions noted.

(The Meeting ended at 4.00 pm)