

SWT Planning Committee - 7 April 2022

Present: Councillor Simon Coles (Chair)

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

Officers: Alison Blom-Cooper, Kieran Reeves, Martin Evans (Shape Legal Partnership), John Burton (Planning Nationally Significant Infrastructure Specialist), Rebecca Staddon and Tracey Meadows

Also Present: Councillors

(The meeting commenced at 1.00 pm)

123. Apologies

Apologies were received from Councillor Firmin

124. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 17 March 2022 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 17 March 2022 be confirmed as a correct record.

Proposed by Councillor Hill seconded by Councillor Lithgow

The **Motion** was carried.

125. 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 | Minute No. | Description of Interest | Reason | Action Taken |
|----------------|-----------------|----------------------------------------------------|----------|-----------------|
| Cllr M Blaker | All Items | Wiveliscombe | Personal | Spoke and Voted |
| Cllr S Coles | All Items | SCC & Taunton Charter Trustee | Personal | Spoke and Voted |
| Cllr R Habgood | Hinkley Point C | Chair of Trustees at On Your Bike. The charity has | Personal | Spoke and Voted |

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|------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|
| | | benefitted from funding from the HPC mitigation funds and OYB Continues to seek funding from that source through Somerset Community Foundation who administer the fund. | | |
| Cllr Mrs Hill | All Items | Taunton Charter Trustee | Personal | Spoke and Voted |
| Cllr M Lithgow | All Items | Wellington | Personal | Spoke and Voted |
| Cllr R Tully | All Items | West Monkton | Personal | Spoke and Voted |
| Cllr S Wakefield | Hinkley Point C | Trustee and Director of Somerset Community Foundation. The charity is receiving and administering the distribution of the Hinkley S106 community benefit fund along with representatives from the affected district and county councils. | Personal | Spoke and Voted |
| Cllr B Weston | All Items | Taunton Charter Trustee | Personal | Spoke and Voted |
| Cllr L Whetlor | All Items | Watchet | Personal | Spoke and Voted |

126. **Public Participation**

No public participation for this meeting.

127. **3/21/22/011 - Variation of Condition No. 21 (to remove the wording 'before their construction begins' in relation to roads, footways, footpaths, paving, verges, junctions, street lighting, sewers, drains, walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriage way gradients, car, motorcycle and cycle parking, and street furniture) of application 3/21/21/015, Land off Seaward way, Minehead**

Comments from Members included;
(summarised)

- The variation of condition No. 21 would allow the project to move forward;
- Concerns with the road not being adopted automatically;
- The project needed to move forward for low cost housing in Minehead;

Councillor Palmer proposed and Councillor Whetlor seconded a motion for the application to be **GRANTED** as per Officer recommendation with Condition 21 to read;

The proposed estate roads, footways, footpaths, tactile paving, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture, shall be constructed and laid out in accordance with details to be approved in writing by the Local Planning Authority **prior to first occupation of any dwelling unit on the site**. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials, and method of construction shall be submitted to, the Local Planning Authority. These highway items shall be implemented entirely in accordance with the approved plans and provided before the first occupation of any dwelling unit on the site.

The motion was carried.

128.

Supplemental Agreement to the S106 Agreement of 30th August 2012 in relation to the Development Consent Order for the Hinkley Point C (Nuclear Generating Station), in order to secure appropriate and responsible enhancements to the package of mitigation measures secured under the original Agreement. These measures are considered appropriate in the context of the likely increase in the peak number of workers involved in the construction of the Power Station above the 5,600 peak that was assumed for the purposes of the assessments in the application for the Development Consent Order.

Comments from Members included;
(summarised)

- Concerns that the extra workers would bring private rented accommodation to saturation point in Bridgwater;
- Concerns with the night time economy in Bridgwater;
- Concerns with the displacement of local people in the area due to rising house prices;
- Concerns with rural deprivation in the surrounding areas;
- Concerns with the effects of the project in Taunton and West Somerset;
- Concerns that those affected with the project that did not have a voice;
- Concerns with the project affecting the Ramsar sites;

- Extra workers would create parking and additional traffic concerns;
- Concerns with the lack of public transport and the impact on local communities;
- Suggested that more portable units were made available on humanitarian grounds;
- Concerns with the increasement of caravans on tourist sites;

Councillor Tully proposed and Councillor Hill seconded a motion for the HPC Supplement Agreement to the S106 to be **APPROVED** as per officer recommendation below;

1.To authorise the Programme Manager (Regeneration) and the Strategic Lead (National Infrastructure Projects) to provide reasonable representations on behalf of Somerset West and Taunton Council to the Hinkley Point C Transport Review Group, Socio-Economic Advisory Group, and Emergency Services and Local Authorities Group (Hinkley Community Safety Management Group), to enable variations and agree addendums as appropriate to the following Hinkley Point C Management Plans as a result of the increase in workforce envisaged, subject to the additional measures and obligations as set out at Appendix A of this report

- Construction Workforce Travel Plan
- Accommodation Management Strategy
- Community Safety Management Plan
- Workforce Development Strategy

(2) To authorise that Somerset West and Taunton Council enters into a Supplemental Deed of Development Consent Obligations pursuant to S106 Town and Country Planning Act 1990 to secure financial contributions and obligations to deal with the effects of the increase in the Hinkley Point C workforce, as set out at Appendix A of this report;

(3) To delegate authority to the Assistant Director (Strategic Place and Planning) to agree the terms of the Supplemental Deed referred to in (2) above;

(4) To delegate authority to the Programme Manager (Regeneration) to commission delivery of all the financial contributions payable to Somerset West and Taunton Council within the Supplemental Deed to be agreed under (2) and (3) above, after consultation with the relevant Portfolio Holders;

The motion was carried.

The Chair proposed a break of 10 minutes which was duly seconded and carried.

129. **Latest appeals and decisions received**

Latest appeals and decisions noted.

130. **Access to Information - Exclusion of Press and Public**

The Committee resolved that under Section 100A(4) of the Local Government Act 1972 the public be excluded from part of Agenda Item 7 on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

131. **Confidential report**

Councillor Habgood proposed and Councillor Tully seconded a motion to **APPROVE** the Confidential report as per Officer recommendation.

The motion was carried.

(The Meeting ended at 3.50 pm)