

Minutes of a Meeting of the Planning Committee - North held in the Sedgemoor Room, Bridgwater House, King Square, Bridgwater, TA6 3AR, on Tuesday, 11 July 2023 at 2.00 pm

Present:

Cllr Kathy Pearce (Chair)

Cllr Matthew Martin (Vice-Chair)

Cllr Brian Bolt

Cllr Hilary Bruce

Cllr Bob Filmer

Cllr Tony Grimes

Cllr Pauline Ham

Cllr Alistair Hendry

Cllr Harry Munt

Cllr Gill Slocombe

In attendance:

Cllr Peter Clayton (Substitute)

19 Apologies for Absence - Agenda Item 1

Apologies were received from Councillors Alan Bradford (Cllr Peter Clayton substituted) and Brian Smedley.

20 Declarations of Interest - Agenda Item 2

Councillors B Filmer, P Clayton and A Hendry declared an Other Registrable Interest as they were members of the Drainage Boards.

Councillor Matt Martin confirmed that he had taken part in the referral process in respect of Application 50/20/00054, but that he retained an open mind and would listen to the merits of the application and had taken part in no discussions on the application.

21 Public Question Time - Agenda Item 3

No members of the Public had registered to speak for this item.

22 Planning Application 50/20/00054 Habitats Regulation Assessment - Agenda Item 4

The planning officer introduced the Habitats Regulation Assessment for this site, explaining that the conclusion of the County Ecologist considered that there may be an impact on Horseshoe Bats therefore requested off-site mitigation measures to replace lost land and this had been secured at Rughill and also a condition to be included on any permission relating to lighting design. Natural England raised no objection subject to mitigation as identified in the assessment.

(For 10, Against 1)

RESOLVED:

To agree the Habitats Regulation Assessment originally dated 11 September 2020 and updated 7 June 2023.

23 Planning Application 50/20/00054 Land At, Combe Batch, Wedmore, Somerset, BS28 - Agenda Item 5

The planning officer introduced the application to the Committee with the assistance of a power point presentation. She provided the following updates to their written report:-

- Condition
15 wording amended to clarify land use and any possible impacts
 - Additional condition relating to noise to be added
 - S106 Agreement to be amended in relation to obligations to add “lifetime of development or in perpetuity”

The Committee were addressed by 4 residents in opposition to the application and the Parish Council. Their comments included:-

- Additional 250 extra homes and no additional infrastructure benefits and would have an adverse impact on the area.
- The Neighbourhood Plan had proposed a number of possible sites for Affordable Housing, however this site was not one of them, although the Neighbourhood Plan proposed more Affordable Housing than the Local Plan.
- It was considered that the Affordable Housing Assessment was not correct, with the process flawed and the results dubious as no evidence provided.

- The site did not meet Policy T2b and the application was speculative.
- The agent addressed the committee and their comments included:
- It was considered that there was a need for the Affordable Housing, of which there would be 12 rental properties,
 - The design of the dwellings reflected the local area and would be of sustainable construction including climate change benefits
 - Objections had been taken into account raised during consultation and amendments made to the application
 - The new footpath proposed would connect to the current Public Rights of Way and into the town.

In response to questions from Members, the Planning Officer advised that the Affordable Housing Needs Assessment had been provided by the Developer and the results stated that 14 households had confirmed that there was a housing need and the Affordable Housing Manager had agreed that these results were justified. The design and materials proposed for the properties were not considered to be adverse to the surrounding area, however there was some concern raised by the members that the transition property and the green roof.

Councillor Hendry proposed that a site visit be undertaken due to the complexity of the application and the impacts this application may have on the surrounding area. This proposal was seconded by Cllr Filmer.

(For 9, against 2)

RESOLVED:

To Defer the application to undertake a Site Visit to assess the impact on the street scene, highways access and footpath.

24 Planning Application 50/22/00131 Lofty Heights, High Street, Blackford, Wedmore, Somerset, BS28 4NL - Agenda Item 6

The committee were addressed by a neighbour objecting to the application and their comments included 3 main concerns:

Loss of amenity and privacy due to the property's change of position and so is now 7 metres nearer to their property which would also lead to over shadowing and loss of light especially on lower floor. It was also considered that the design was not in scale.

The planning officer advised that this application was a slightly different scheme, roof lights are high level and the glazing within the west elevation would have

obscured glazing. He also confirmed that the dwelling would be approximately 5 metres to the boundary plus there would be space to the neighbour's actual dwelling and therefore it was considered that there would not be overlooking or additional over shadowing.

At the conclusion of the debate, it was proposed by Councillor A Hendry and seconded by Councillor T Grimes that the application be approved subject to the conditions in the Planning Officer's recommendation outlined in the report (with the additional wording on Conditions 3 and 9). On being put to the vote the proposal was carried by 9 votes in favour, 2 votes against.

RESOLVED:

To Grant Permission subject to the following conditions and to the amendments to Conditions 3 and 9 to show that they were pre-commencement conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 **PRE-COMMENCEMENT:**

Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

- 4 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:
- 24 hour emergency contact number;
 - Hours of operation;
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud being carried onto the highway;
 - Measures to protect vulnerable road users (cyclists and pedestrians)
 - Any necessary temporary traffic management measures;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Methods of communicating the Construction Management Plan to staff visitors and neighbouring residents and businesses.

Reason: This is a pre-commencement condition in the interest of the highway safety and in accordance with Adopted Sedgemoor Local Plan Policy D14.

- 5 The proposed access shall be constructed in accordance with details shown on the submitted plan Site Plan as Proposed, drawing number 003, and shall be available for use prior to first occupation. Once constructed the access shall be maintained thereafter in that condition in perpetuity and the turning area to be kept clear of obstruction.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 6 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge on to the highway. Such provision shall be installed before the first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 7 Prior to the construction of any part of the development above damp-proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 8 The car port hereby approved shall be only be permitted for the storage of motor vehicles.

Reason: To ensure sufficient off-street car parking to the property hereby approved in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 9 PRE-COMMENCEMENT:

Prior to any vegetative clearance or groundworks, any vegetation in the construction area should initially be reduced to a height of 10 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles and/or amphibians that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October under the supervision of competent ecologist. Once cut vegetation should be maintained at a height of less than 10cm for the duration of the construction period. Any features such as rubble piles, scrub or hedgerow bases (as identified in the Preliminary Ecological Appraisal (Quantock Ecology, June 2023) which potentially afford resting places for reptiles and/or amphibians

will be dismantled by hand by a competent ecologist in April or August to October and any individuals found translocated to a location agreed with the Local Planning Authority prior to works commencing on site. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the ecologist responsible prior to works commencing on site.

Reason: In the interests of UK protected and priority species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 10 A habitat enhancement and mitigation area which includes the planting of replacement trees, hedgerow and rough grassland shall be provided and maintained thereafter. The layout of and a planting schedule for the habitat creation / enhancement of this space will be submitted to and agreed with the Local Planning Authority. This approved enhancement and mitigation area will be planted no later than the end of the first planting season following first occupation of the dwelling hereby approved. Notwithstanding the submitted detail, for the avoidance of doubt the landscape scheme shall include a planting schedule and shall detail the proposed species, quantities, stock sizes, planting densities and spacings. All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity, and to provide net gain in accordance with paragraph 174(d) of the National Planning Policy Framework.

- 11 Prior to first use of the dwelling hereby approved, the following biodiversity enhancement(s) will be installed on the/at the site:
- Installation of 4x Schwegler multi-purpose bird and/or bat on to a building or mature tree on site, facing south or west, at a height above 3m.

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of

biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

- 12 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb roosting or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. Lux levels should be below 0.5 Lux. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No other external lighting shall be installed without prior consent from the Local Planning Authority through submission of a planning application.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 13 All foul water from the development hereby approved shall discharge via connection into the Wessex Water mains foul sewer. No other means of disposal of foul water shall be permitted.

Reason: To ensure that the proposal does not negatively impact upon the Somerset Levels and Moors Ramsar site (due to an increase in nutrient loads (phosphorous) from foul waste) in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

Schedule A

Location Plan and Block Plan Drg No. 001 (Mar 23)

Existing Site Plan Drg No. 002

Existing Street Elevation Drg No. 004

Existing Site Sections Drg No. 003

Proposed Site Plan Dg. No. 003

Proposed Street Elevations Drg No. 008

Proposed Side Elevation & Section thro Drive Drg No. 006

Proposed Timber Car Port Elevations Drg No. 007

Proposed Plans & High Street Elevation Drg No. 004 Rev A
Proposed Elevations & Cross Sections thro the House Drg No. 005 Rev A
Daylighting Angles for Front & Rear Elevations Drg No 008
3D Shadow Views at Solstice Times

25 Planning Application 53/23/00008 6 Gelosia Close, Westonzoyland, Bridgwater, Somerset, TA7 0HA - Agenda Item 7

The planning officer introduced the application to the Committee with the assistance of a power point presentation. She provided the following updates to their written report:-

That the Parish Council had provided comments stating that they agreed with the objectors and considered that the application would create overlooking and loss of privacy to the neighbours.

That an additional condition would be needed to cover biodiversity issues.

The committee were addressed by 2 residents in opposition to the application. Their comments included concerns on loss of privacy due to the extensions as considered it would overlook their garden and rear of the property and would be visually harmful as out of keeping in the area.

In response to questions and comments from Members, the planning officer advised that no concerns on the single storey extension and there would be a distance of 20 metres to other property and that there were dormers on other properties within the area.

RESOLVED:

That planning application 53/23/00008 was APPROVED with conditions as detailed below and an additional condition relating to biodiversity.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the first occupation of the development hereby approved floor resilience measures will be carried out in accordance with the measures set out in the submitted Flood Risk Assessment and will be maintained thereafter in perpetuity.

Reason: In accordance with Policy D1 of the Sedgemoor Local Plan 2011-2032

Schedule A

Location Plan Drg No. 00817131-C7A6F2

Block Plan Drg No. 00817133-929BD6

Existing & Proposed Floor Plans & Elevations Drg No. VPH-Bartholomew-01 Rev. 001

Existing & Proposed Roof Plans Drg No. VPH-Bartholomew-02 Rev. 001

(The meeting ended at 5.25 pm)

.....
CHAIR