

Somerset Council – Decisions taken by the Planning Committee - West on Wednesday, 1 May 2024

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A5	<p>Planning Application 43-23-0056 Land to the North of Taunton Road, Wellington, TA21 8RS</p>	<p>Resolved:</p> <p>That the Planning Application 43/23/0056 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 be approved subject to:</p> <ul style="list-style-type: none"> a) approval of the sHRA on receipt of a Reservation Notice confirming that the required number of P-Credits have been reserved for the development; and b) completion of the S106 Agreement (Heads of Terms listed at Appendix 1); and c) the conditions listed at Appendix 2 of the agenda report. <p>Delegated to the Head of Planning.</p> <p>For 9, Against 1</p>
A6	<p>Planning Application 14-21-0047 Land East of A38, south of Walford Cross, Monkton Heathfield</p>	<p>Resolved:</p> <p>That Planning Application 14/21/0047 Land East of A38, south of Walford Cross, Monkton Heathfield be approved for the officers and the applicants to continue working towards a committee date of Autumn 2024.</p> <p align="center">Unanimous</p>

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A7	Planning application 49-20-0034 LAND TO THE NORTH OF BURGESS LANE WIVELISCOMBE	Resolved: That Planning Application 49/20/0034 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 be deferred to clarify the following areas of concern: SUDS, Open Space, Allotments, Car Parking It was also requested that the placement and types of the Affordable Housing plots be clarified. For 9, 1 abstention
A8	Planning Application 3/37/23/001 Land to the south of Doniford Road and Normandy Avenue, Watchet	Resolved: That Planning Application 3/37/23/001 for the access, appearance, landscaping, layout and scale for the erection of up to 139 No. dwellings and associated works be approved subject to the conditions detailed in the agenda report. Unanimous

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A9	Planning Application 05/23/0030 THE GABLES, WELLINGTON ROAD, BRADFORD ON TONE, TAUNTON, TA4 1EN	Resolved: That Planning Application 05/23/0030 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 be given delegated authority to grant conditional approval of the application subject to no objections raised by Natural England to the shadow Habitats Regulation Assessment (sHRA) and the applicant entering into a S106 to secure phosphate mitigation. The committee also requested an additional condition relating to the down lighting and no flood lighting. <p align="center">Unanimous</p>
A10	Planning Application 38/23/0406 17 TRINITY STREET, TAUNTON, TA1 3JG	Resolved: That Planning Application 38/23/0406 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 be approved subject to conditions as detailed within the agenda report.

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A11	Planning Application 38/23/0405 17 TRINITY STREET, TAUNTON, TA1 3JG	<p>Resolved:</p> <p>That Planning Application 38/23/0405/LB 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 be approved subject to conditions as detailed within the agenda report.</p> <p align="right">Unanimous</p>