

Minutes of a Meeting of the Planning Committee - West held in the John Meikle Room, The Deane House, Belvedere Road, Taunton TA1 1HE, on Tuesday, 20 August 2024 at 2.00 pm

Present:

Cllr Simon Coles (Chair)

Cllr Norman Cavill
Cllr Mike Rigby
Cllr Rosemary Woods
Cllr Dave Mansell

Cllr Habib Farbahi
Cllr Andy Sully
Cllr Gwil Wren

Other Members present remotely:

Cllr Andy Hadley
Cllr Tony Lock

Cllr Christine Lawrence
Cllr Bill Revans

17 Apologies for Absence - Agenda Item 1

Apologies were received from Councillors Caroline Ellis, Andy Hadley, Ross Henley, Derek Perry and Stephen Pugsely. Councillor Dawn Johnson was present as substitute for Councillor Caroline Ellis.

18 Minutes from the Previous Meeting - Agenda Item 2

Resolved that the minutes of the Planning Committee - West held on 25 June 2024 be confirmed as a correct record.

19 Declarations of Interest - Agenda Item 3

The Chair wished it to be minuted that he and the other committee members had received correspondence relating to Item 6 on the agenda.

There were additional declarations were made.

20 Public Question Time - Agenda Item 4

There were no public questions. Details of public speaking are captured under the minutes of the appropriate application.

21 Planning Application 38/24/0104 - Footbridge Across The Tone, Somerset Square, Coal Orchard, Taunton - Agenda Item 5

The Planning Officer introduced the application with the aid of a presentation. The Officer explained that the application sought permission for the replacement of the pedestrian bridge over the River Tone at Coal Orchard with an all-users bridge. The application was recommended for approval, subject to the planning conditions set out in the Officer Report.

The Committee were addressed by 1 objector to the proposal and their comments included the low number of cyclists that use the bridge and the poor design

In response to questions, the Planning Officer confirmed which trees would be removed and where the new trees would be sited and advised that the funding was for this specific project and could not be used elsewhere.

Members then discussed the application. A number of Members felt the proposed bridge design would encourage its use by cyclists although there were some reservations that, because of its width, it would not be possible to segregate pedestrians and cyclists. Several Members considered that it was appropriate to grant permission and asked that an informative be added regarding the careful removal of the existing bridge for potential reuse at another location.

It was proposed by Councillor Cavill to approve the planning application as per the Officer's recommendation, together with the additional informative, and this was seconded by Councillor Farbahi.

To Grant Permission subject to the conditions detailed within the Officer's report with an additional an informative seeking the careful removal of the existing bridge for potential reuse at another location
(For 6, Against 2, Abstentions 1)

22 Planning Application 14/23/0012 - Land to the North of Langaller Lane, Creech St Michael - Agenda Item 6

The Planning Officer introduced the application to the Committee with the assistance of a presentation. The Officer explained that the application was for outline planning permission with all matters reserved, except for access, for the erection of up to 5 No. dwellings and formation of access on land to the north of Langaller Lane, Creech St Michael. The application was recommended for approval subject to the planning conditions set out in the Officer Report, an additional condition regarding an arboricultural method statement and the prior signing of a S106 Agreement to secure phosphate mitigation.

The representation of West Monkton Parish Council was read out and highlighted their concerns including overdevelopment of the site and lack of phosphate solutions.

The Committee was then addressed the agent for the applicant who spoke in

support of the application for which pre application advice had been sought from the Council.

In response to questions, the Planning Officer provided clarification regarding the site location, settlement boundaries and location of listed buildings.

Members discussed the application and, whilst some had having concerns over the number of dwellings being proposed and their impact on the existing trees, it was acknowledged that this was only an outline application. A number of Members felt it was appropriate to grant permission with the inclusion of an additional condition regarding an arboricultural method statement as detailed by the Officer.

It was proposed by Councillor Sully to approve the application in accordance with the Officer recommendation and this was seconded by Councillor Farbahi.

To Grant Permission subject to the conditions detailed within the Officer`s report together with an additional condition as detailed by the Officer regarding an arboricultural method statement.
(For 6, Against 2, Abstentions 1)

23 Appeal Decisions - Agenda Item 7

Resolved: Members noted the Appeal Decisions received.

(The meeting ended at 3.45 pm)

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CHAIR