

SWT Planning Committee - 2 March 2023

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Steve Griffiths, Roger Habgood, John Hassall, Mark Lithgow, Craig Palmer, Vivienne Stock-Williams, Ray Tully, Brenda Weston, Keith Wheatley and Gwil Wren

Officers: Sarah Stevens, Martin Evans (Shape Legal Partnership), Simon Fox, Dr Jo O'Hara Briony Waterman and Tracey Meadows

(The meeting commenced at 1.00 pm)

115. Apologies

Apologies were received from Councillor Whetlor.

116. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 2 February circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 2 February be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Stock-Williams

The **Motion** was carried.

117. 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 I Aldridge	All Items	Williton	Personal	Spoke and Voted
Cllr S Coles	All Items	SCC, Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr Mrs Hill	All Items	Taunton Charter Trustee & Shadow Taunton	Personal	Spoke and Voted

		Town		
Cllr M Lithgow	All Items	Wellington	Personal	Spoke and Voted
Cllr C Palmer	All Items	Minehead	Personal	Spoke and Voted
Cllr R Tully	All Items	West Monkton	Personal	Spoke and Voted
Cllr B Weston	All Items	Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr K Wheatley	All Items	Wellington	Personal	Spoke and Voted
Cllr G Wren	All Items	SCC & Clerk to Milverton PC	Personal	Spoke and Voted

118. **Public Participation**

Application No	Name	Position	Stance
42/22/0062	Mr T Smith Tessa Dean Olivia Davis	Local Resident Trull Parish Council Boyer Planning	Against Against In favour

119. **42/22/0062 - Application for the approval of Reserved Matters following Outline Application 42/14/0069 for the appearance, landscaping, layout and scale for the erection of 20 No. dwellings, hard and soft landscaping , car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works comprising Parcel H1f(i) on land west of Comeytrowe Lane, Taunton, Orchard Grove, Land at Comeytrowe/Trull, Taunton**

Comments from members of the public included;
(summarised)

- Concerns that the developers had yet again changed their plans to defer remediation;
- Concerns with contamination on the industrial site;
- Concerns with Asbestos on the estate;
- Concerns regarding possible anthrax contamination at the site;
- Concerns that no contamination Condition was proposed;
- Concerns with the change of the boundary line;
- Road concerns for vehicular access, this was not needed;
- Clarity sought on EV charging points;
- The roads needed to be prioritised for walking and cycling over car usage;
- Residents requested that more trees be put into the application;
- Orchard Grove was first identified for the allocation of 2,000 homes more than a decade ago; and has since been allocated by both the Council's adopted Core Strategy and its Site Allocations Plan. During this time, the

Applicants have committed to working in partnership with the Council to help deliver this important site;

- At 25%, the level of affordable homes to be provided exceeds both the requirements of the S106 agreement and the council's affordable housing policy, with Vistry and LiveWest committed to helping the Council increase the number of quality affordable homes in Taunton;
- The Applicant scheme comprises high quality, well-designed, energy efficient homes. All homes have allocated parking in accordance with the local parking policy requirements as well as secure cycle storage within sheds or garages. All properties include an EV charging facility and as detailed within the approved Energy Statement, the carbon saving of each dwelling exceeds Building Regulations.
- The landscaping proposed for this parcel includes trees on all streets, hedges and shrubs to provide boundaries, landscaping within parking areas and within rear gardens. The overall comprehensive and high-quality landscape scheme will provide substantial areas of new public open space for future residents to enjoy;
- In addition to the above, the scheme has been designed in accordance with approved outline planning permission; the approved Design Guide for the Urban Extension; and the design policies contained within your Local Plan;
- There are no outstanding technical objections to the Reserved Matter proposal from any of the consultees;
- As was the case for the neighbouring Phases, this application for Phase H1Fi is also supported by a comprehensive and detailed Phosphate Mitigation Strategy for the site, which has been prepared in consultation with SWT, Somerset County and Natural England over several months. The final submitted report has been endorsed by Natural England as a robust strategy, which provides a firm basis for SWT to again reach a conclusion of no adverse effect on the integrity of the protected sites;

Comments made by Members included;
(summarised)

- Contaminated land concerns;
- We need to specify the trees to be planted so that they do not look artificial and were the correct type for the area;
- Higher graded EV charging points need to be installed for a quick charge;
- Pleased that this site has affordable housing funding;
- Concerns how the contamination in the ground will affect future builds on the site;
- Concerns with the lack of solar panels on the site;

Councillor Hill proposed, and Councillor Aldridge seconded a motion that planning permission be **GRANTED** subject to conditions. The committee voted on 2 additional conditions. 1. In conjunction with the tree officer to increase the number of native trees on site and 2. A specification for EV charging to be submitted;

The motion was carried.

120. **Appeals Decided**

Noted.

121. **Access to Information - Exclusion of the Press and Public - Agenda item 7**

Resolved that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business (Agenda Item 8 on the ground that it involves 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).

122. **Enforcement Report**

Enforcement case ref ECC/EN/22/00077 - Statutory Action APPROVED as per Officer recommendation.

Proposed by Cllr Hill, seconded by Cllr Lithgow to accept the recommendation.

RECOMMENDATION

1.To grant delegated authority to Officers to serve relevant statutory planning and listed building notices, to include notices pursuant to:

- (a) S215 Town and Country Planning Act 1990 (Amenity Orders);
- (b) S54 Planning (Listed Buildings and Conservations Areas) Act 1990 (Urgent Works Notices);
- (c) S172 Town and Country Planning Act 1990 (Enforcement Notice);
- (d) S38 (Listed Buildings and Conservations Areas) Act 1990 (Listed Building Enforcement Notice); and/or
- (e) S48 Planning (Listed Buildings and Conservations Areas) Act 1990 (Repairs Notices)

To secure the Listed Building as appropriate.

2.To authorise Officers to interview the owners/agents under the PACE code to decide if a prosecution for unauthorised works to the listed building is necessary in the public interest (Section 9 Planning (Listed Buildings and Conservations Areas) Act 1990;

The motion was carried.

(The Meeting ended at 2.35 pm)