

## PLANNING COMMITTEE

THURSDAY 30 AUGUST 2012 at 4.30pm  
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

### AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 26 July 2012 - **SEE ATTACHED**

3. Declarations of Interest or Lobbying

To receive and record any declarations of interest or lobbying in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Chairman/Administrator to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three minute time limit applies to each speaker and you will be asked to speak after the officer has presented the report but before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Where an application is involved it has been agreed that the applicant will be the last member of the public to be invited to speak. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Town and Country Planning Act 1990 and Other Matters (Enforcement)

To consider the reports of the Planning Team on the plans deposited in accordance with the Town and Country Planning Act 1990 and other matters - **COPY ATTACHED** (separate report). All recommendations take account of existing legislation (including the Human Rights Act) Government Circulars, Somerset and Exmoor National Park Joint Structure Review, The West Somerset Local Plan, all current planning policy documents and Sustainability and Crime and Disorder issues.

**Report No: FOUR**

**Date: 22 August 2012**

<u>Ref No.</u>	<u>Application/Report</u>
3/32/11/043 Full Planning Permission	<b>South Bank, Outer Severn Estuary, Steart Peninsula, Bridgwater Bay</b> Creation of a range of dynamic intertidal habitats through managed realignment involving removal of part of the existing seawall & the construction of new embankments & drainage channels to form new habitats including mudflats, salt marshes & saline lagoons, transitional marsh, grazing marsh, ponds, raised islands & hedgerows. The construction of a single storey hide including education facility, footpaths & multi-user track (including bridleway), car park & visitor facilities & new vehicular access. Construction compound adjacent to Marsh Farm.

6. **Exmoor National Park Matters**

7. **Delegated Decision List** - **Please see attached**

8. **Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mr & Mrs Morris	Townsend Farm, East Quantoxhead Stationing of mobile home for agricultural worker APP/H3320/A/12/2179215	Hearing
Mrs S Greenway (Enforcement Appeal)	60 Doniford Road Watchet, Construction of a boundary wall over 1 metre in height adjacent to the highway APP/H3320/C.12/2178995	Written Presentations
Mr S Greenway (Enforcement Appeal)	60 Doniford Road Watchet, Construction of a boundary wall over 1 metre in height adjacent to the highway, Appellant APP/H3320/C.12/2178994	Written Presentations

**RISK SCORING MATRIX**

Report writers score risks in reports uses the scoring matrix below

<b>Likelihood (Probability)</b>	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
<b>Impact (Consequences)</b>							

Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;

Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.