

## PLANNING COMMITTEE

### Minutes of the Meeting held on 3 December 2015 at 4.30 pm

#### Present:

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

Councillor I Aldridge  
Councillor G S Dowding  
Councillor Goss  
Councillor Hall  
Councillor Heywood

Councillor I Jones  
Councillor PH Murphy  
Councillor J Parbrook  
Councillor K Turner  
Councillor R Woods

#### Officers in Attendance:

Area Planning Manager – Bryn Kitching  
Assistant Director Planning and Environment - Tim Burton  
Planning Officer (Conservation) – Elizabeth Peeks  
Legal Advisor Martin Evans - Mendip DC  
Democratic Services Officer – Tracey Meadows

#### **P57 Apologies for Absence**

There were apologies for absence from Councillors Archer, Hadley and Morgan.

#### **P58 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 5 November 2015 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor B Heywood and seconded by Councillor S Goss.

#### **P59 Declarations of Interest or Lobbying**

All Councillors declared that they had been lobbied on application No's 3/39/14/010 and 3/39/14/024.

#### **P60 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P61	3/39/14/010	Redevelopment of the site to provide a food store (A1), retail shops (A1), professional and financial services (A20, food and drink uses (A3), health services (D1), residential	Mr A Stiven Wendy Spencer Louise Martin	Keep Williton special Group	objector
			Mr S Gill	Chartered planning Consultant	Objector
			Cllr McDonald	Chairman of Williton Parish Council	Objector

		<p>dwellings (c3), vehicle and pedestrian access, associated car parking and landscaping (resubmission of 3/39/11/002) in association with 3/39/14/024 at land at Bank Street/Fore Street, Williton, Taunton TA4 4NH</p>	<p>Mr J Coombs</p> <p>Mr F Colinson</p> <p>Mr T Versey</p> <p>Mr C Miller</p> <p>Ms C Reeves</p> <p>Mr M Wood</p>	<p>Pegasus Group 9on behalf of the COOP Local Resident</p> <p>Local Resident and Chartered Surveyor</p> <p>Town Planning and Economic Regeneration Consultant</p> <p>Retail Planning Consultant</p> <p>Agent</p>	<p>Objector</p> <p>Objector</p> <p>In favour</p> <p>In favour</p> <p>In favour</p> <p>In favour</p>
P61	3/39/14/024	<p>Outline application (with all matters reserved) for the erection of up to 480 sq m gross of flexible Class A1/A2 floor space linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping at J Gliddon &amp; Sons Ltd, Bank Street, Williton, Taunton TA4 4NH</p>	<p>Mr J Coombs (registered to speak on this application, but covered both points on 3/39/14/010)</p>	<p>Pegasus Group on behalf of COOP</p>	<p>Objector</p>
P61	3/32/14/004	<p>Demolition of existing bungalow and redundant agricultural</p>	<p>Mr James Venton</p>	<p>Agent</p>	<p>In favour</p>

		building and construction of 12 new dwellings, associated parking and turning improvements to existing vehicular entrance at Land at and adjoining 16 Castle Street Stogursey, Bridgwater			
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**P61 Town and Country Planning Act 1990 and Other Matters**

Report Fifteen of the Planning Team dated 16 September 2015 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

**RESOLVED** That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

**Reference      Location, Proposal, Debate and Decision**

**The below applications were debated together but voted on separately.**

**3/39/14/010 – Redevelopment of the site to provide a food store (A1), retail shops (A1, professional and financial services (A2), food and drink uses (A3, health services (D1), residential dwellings (C3), vehicle and pedestrian access, associated car parking and landscaping (resubmission of 3/39/11/002) in association with 3/39/14/024 at Land at Bank Street/Fore Street, Williton**

**3/39/14/024 Outline application (with all matters but access reserved) for the erection of up to 480 sq.m. gross of flexible Class A1/A2 floor space linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping at J Gliddon & Sons Ltd, Bank Street, Williton, Taunton TA4 4NH**

**Comments raised by the objectors included:**

- Delays of 4 minutes in response times for emergency vehicles due to extra Supermarket traffic;
- No gain in employment in this development, there would be 60 jobs lost. Hinkley is where jobs will be created not Williton;

- Williton would be without a Bank and Post Office if this development goes ahead;
- The need to retain the retail boundary to protect the vitality and viability of Williton;
- Previous applications were refused, what is different about this one;
- Peoples shopping habits are changing, more people are shopping online and larger supermarkets are closing. We need to support or village shops;
- Insufficient capacity in the local area to support a store;
- Application does not account for the new Lidl store being built in Minehead;
- Smaller application is great;
- Small commercial retail units would be more beneficial as would affordable housing;
- There are no empty shops at present in Fore Street, this development would destroy the ambiance of the village;
- The majority of residents do not want this development, you need to consider their quality of life;
- The emerging Local Plan has not yet been tested in the examination process;
- This development would result in a loss of trade to existing retailers;
- Anxious for the business people of Williton, we need to be loyal to them;
- Applicant's retail assessment states that 5% of residents consider Williton existing offer to be poor or limited. Williton and Watchet have 43.9% of the market share, more than Morrisons and Minehead put together. 63% of residents said that they never visit the Morrisons store and 35% never visit the Tesco store. However 73% of residents visit the Co-op in Williton at least once a week and just demonstrating an existing high degree of self-sufficiency. In short the detailed analysis buried in the appendices does not correspond with the dooms day scenario that is painted in the text;
- Emerging plan policies are not being adhered to, NPPF, EC12, SC6, and W11. Own emerging policies are against this proposal;
- Co-op was the anchor retailer in Williton;

**Comments raised by those in favour included:**

- Residents in outlying villages use Williton a lot for supplies that are needed, it was considered to be a hub for all the outlying villages;
- Biggest issues are car parking, you have to carry heavy shopping across a busy road to the car park opposite;
- Williton would benefit enormously by having this supermarket, it would increase footfall and people would use the small ancillary retail units;
- No one likes changes, but changes means growth and it means life;
- Williton and Watchet are in the top 20% of the most deprived wards in the country;
- No empty shop units in the prime shopping area to attract new businesses, this results in tourism and businesses spending elsewhere;
- Planned new housing growth will increase the need for jobs in the area thus bringing new economic benefits into the town;
- New Supermarket would create 135 full time jobs, these will include managerial, admin and professional as well as part time and lower skilled;
- Predicted value that this development will bring in is 2.5 million pounds a year, with direct benefits to local businesses and suppliers;
- Applicant has agreed to a local labour agreement which will benefit local people and apprentices;

- 94 business in West Somerset have written in support of this development, with eight local businesses publically support this development and four local business objecting;
- The new development will give a choice to people in Williton who do not drive to use local services instead of them shopping out of town;
- To do nothing scenario would result in the loss of revenue for the town, this proposal was for the long term sustainability of Williton;
- Lloyds Bank has been offered a unit in this development and this offer is still on the table;
- The investor has agreed to a contribution to a town centre investment fund;
- 50% of the application site area fall within the defined boundary so there is no requirement to consider the retail impact;
- A Lawful development certificate was granted in 2014, confirming that the land and buildings in the southern part of the site could be lawfully used for Class A1 retail use without restriction that extends to 4,500sq m, that is confirmed in the certificate, 10% less space than what is already authorised on the certificate;

**The Member's debate centred on the following issues:**

- We had to look at this application against two sets of criteria, those of the existing Local Plan and those of the new Local Plan now deposited with Central Government for comment and amendment. We have to address the questions of how much notice is to be taken of each. The future plan that needs to be given the most weight;
- We need to listen to what the local people want as they are the people that live here;
- Shopping habits are changing with more internet shopping;
- Traffic would double with traffic going in and out of Williton;
- The impact on local businesses and highway infrastructure and transport; Local shops would fail if there were a supermarket here;
- More housing was needed West Somerset wide;
- The proposal did not enhance the historic core of Williton;
- Access issues and the proposed layout of the roundabout;
- The site is crying out for development, but not a supermarket;

Councillor K H Turner proposed and Councillor R Woods seconded a motion that both of the applications be **REFUSED**.

**REASONS**

**Outline Planning Permission is refused for the following reasons:**

1 The proposed supermarket would have a significant adverse impact on the vitality and viability of Williton centre, which is likely to result in store closures and impact on investment in the centre. Such an impact on the centre would result in reduced consumer choice and competition. The adverse impact of the proposal is not outweighed by the benefits (i.e. reduced leakage of bulk/main shopping trips & some reduced journey lengths) of the scheme. This proposal does not accord with Policies SH/3 and SH/4 of the adopted West Somerset District Local Plan, Policy W11 of the West Somerset Local Plan to 2032 Submission Draft and Policy within paragraphs 26 and 27 the National Planning Policy Framework.

**3/39/14/024** - Outline Planning Permission is refused for the following reasons:

1 The proposed retail unit would have a significant adverse impact on the vitality and viability of Williton centre, which is likely to result in store closures and impact on investment in the centre. Such an impact on the centre would result in reduced consumer choice and competition. The adverse impact of the proposal is not outweighed by the benefits (i.e. reduced leakage of bulk/main shopping trips & some reduced journey lengths) of the scheme. This proposal does not accord with Policies SH/3 and SH/4 of the adopted West Somerset District Local Plan, Policy W11 of the West Somerset Local Plan to 2032 Submission Draft and Policy within paragraphs 26 and 27 the National Planning Policy Framework.

**The motion was carried.**

**Reference Location, Proposal, Debate and Decision**

**3/32/14/004 Demolition of existing bungalow and redundant agricultural building and construction of 12 new dwellings, associated parking and turning and improvements to existing vehicular entrance at Land at and adjoining 16 Castle Street, Stogursey, Bridgwater, TA5 1TG**

**Comments raised by the speaker included:**

- Agents have worked tirelessly on this application. Comments that were received were taken on board and hopefully overcome;
- Application had been supported by all interested parties;
- All neighbourhood concerns had been fully resolved;
- Application will be an asset to the village of Stogursey;

**The member's debate centred on the following issues:**

- Pleased that this development has come to fruition. The new amendment to the application was aesthetically pleasing new amendment and the new dwellings would fit very well into the area of Castle Street. The planning officer took on board the Parish Council comments that it looked like a barrack block before and now that the houses are staggered it is much more in keeping with the rest of Castle Street;
- This application would improve what was a derelict site and detract from the setting of the castle;
- Delighted that £55,000 from the S106 Agreement has been allocated for community infrastructure, also happy with the level of affordable housing which will also be secured by the S106 agreement ;
- Great improvement to what was there before and looks forward to seeing the completion of the development;
- Affordable housing must be kept in perpetuity;
- There was a need for a TPO on the trees to maintain screening;

Councillor K H Turner proposed and Councillor S Y Goss seconded a motion that the application be **APPROVED SUBJECT TO LEGAL AGREEMENT**.

**The motion was carried**

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting in November of the Exmoor National Park Planning Committee. This included:

There was only one application for members of the park to consider, an erection of a lean to extension to an agricultural building together with a concrete block pen and bio mass building. Approval was given with conditions to paint all the white roofs, sheets and boiler chimney black. An important feature was that this was a retrospective application. It was approved but with a feeling amongst members that there were too many retrospective applications and there should be some way of discouraging them possibly by doubling the fees.

Reported that the proposed mast for the 4G communications on Haddon Hill has been withdrawn by the applicant. It was considered that there was not enough time to complete the construction by the deadline of the government's mobile infrastructure project that comes to the end in March 2016. Our MP had met with the energy minister to see if an extension to the scheme could be forthcoming. Stated that we were waiting a response on this.

Councillor Turner stated that this had been approved at the previous meeting, he indicated the he was concerned with the length of time that it took to get this application approved and now we had come up against a dead line of not being able to build the mast, he indicated that this was a real loss to the community in that area. He felt disappointed that the planning took so long to get. The Chairman stated that it was not the planning that took the time it was actually getting electricity to the site, that was one of the main delays because there were not any mains at the top of Haddon Hill, it had to be brought up from the valley below, one of the issues causing concern to Arqiva. One of the reasons why Arqiva thought that it may not be finished by the end of March was that they still had negotiations to go as well as installing the electrical supply. Stated that there was not any delays from the planners at all. It was a very difficult site, there was a lot of public opposition to it and lots of public support. It was a difficult one for the park to consider, the park overwhelmingly approved the application. There was considerable disappointment at the park that Arqiva had taken the view that they cannot progress to completing it and a lot of political pressure was being brought to bear to make sure that Arqiva do even now reconsider their decision and if necessary the government extend the time limit to enable it to be completed.

### **P63 Delegated Decision List**

Questions were raised and answered by the Officer.

The meeting closed at 7.50pm