

PLANNING COMMITTEE

Minutes of the Meeting held on 5 November 2015 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor G S Dowding
Councillor Heywood
Councillor J Parbrook

Councillor Goss
Councillor Hall
Councillor I Jones
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Democratic Services Officer – Tracey Meadows
Heather Crockford – Housing Enabling Lead
Legal Advisor Martin Evans - Mendip DC

P48 Apologies for Absence

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

P49 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 24 September 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor J Parbrook and seconded by Councillor I Aldridge.

P50 Declarations of Interest or Lobbying

Councillor B Maitland-Walker declared that she had been contacted by the applicant, she stated that she advised the applicant that as she sat on the planning committee the applicant would need to contact their ward Councillor.

P51 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P52	3/26/15/013	Land at Merry Oaks, Cleeve, Watchet	Mrs Greenslade	Applicant	In favour

P52 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

3/26/15/013 – Land at Merry Oaks, Old Cleeve, Watchet. Erection of 3 bedroom house.

Comments raised by the speaker included:

- Applicant asked for this application to be brought to committee as they felt that the application should be heard fairly by the committee due to opposing views from two planning officers.
- Supports the local community by employing local residents, supporting the school and local public house.
- The application was in a sustainable location with excellent local shops so that you do not have to travel to Williton for everyday needs.
- The development is of an eco-design with land on lesser environmental value that satisfies the proven need for housing.
- Seven letters of support with no objections we received by the applicant.
- The interpretation of sustainability was too narrow.

The member's debate centred on the following issues:

- A consultancy business could take place anywhere not just in a rural location, this application does not tip the balance for a rural dwelling.
- Application was not for an agricultural worker dwellings.
- The sustainability of the application in transport terms.
- The application would be against the local emerging local plan and may set a precedent for future development.
- Would be setting a dangerous precedent should this application be passed.

Councillor R Woods proposed and Councillor J Parbrook seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/10/11/001 Higher Marsh Farm, Marsh Lane, Dunster – Variation of S106 Agreement

Heather Crockford – Enabling Officer advised the committee that every avenue had been explored, stated that they had tried 20 RP's some of them who currently delivered in West Somerset and some of whom have never thought of delivering homes in West Somerset. We had gone through the homes and communities to see if they could throw a life line but unfortunately the end of the road had been reached.

Stated that this was not necessarily going to be forever, it was not going to be a starting point for future negotiations but in an effort to deliver something this is the recommendation that was asked to be supported.

The Members debate centred on the following issues:

- This was not the fault of the developers it was a matter of circumstances. If we want this development to go ahead then we

need to approve this tonight as the site would not be delivered if the committee do not agree to this variation.

- This Development would release properties for social housing.
- Safeguards on the properties being kept affordable and local would need to be put in place.
- There was a real need for this type of dwelling and the properties would sell well.

Councillor S Goss proposed and Councillor R Woods seconded a motion to **Approve** the variation to the Section 106 Agreement to enable the affordable dwellings to be delivered using a Discounted Purchase model with the potential to deliver up to 5 as social rented via a Registered Provider if a partner can be secured.

The motion was carried.

P53 Exmoor National Park Matters

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

The October meeting proposed use of a dwelling as either a dwelling as either a unit of local needs housing or as a holiday let. A farm on the outskirts of Exford converted a barn to be used as an affordable dwelling in conjunction with the existing farm house for the son of the family. It has become necessary to sell the farm and the Vendor wanted to have the flexibility to have the converted barn used as a holiday let as well as an affordable local needs house as this would make it a more flexible selling opportunity. The National Park agreed to this proposal as in its new emerging local plan the park was trying to encourage people with holiday lets that may be underused to realise them for local needs housing. On policy grounds this was approved.

The November meeting brought about a landmark decision on Tuesday. There was only one application on the agenda to report on. By a large majority to approve the installation of a 30 meter shared telecommunication mast giving 4G coverage at Haven Hill car park. This was part of the government's mobile infrastructure project which would cease at the end of March 2016. This was one of 6 masts in the country. The mast would be partly screened by the existing fir plantation surrounding it. Stated that the mast had to be 30 meters high to allow the signal to reach the recipients to get a reception. Much testing was done with a temporary telescopic mast, with photos also taken to establish the height and impact on the landscape. Objections were received by the Exmoor Society and two Exmoor National Park members who were against this application on grounds of despoiling Exmoor and going against the landscape strategy for open moorland, members considered this to be a blot on the landscape, however the majority were in favour of this as it would benefit so many people including 145 premises and 63 Notspots covering the villages of Skilgate, Upton and Brompton Regis also Wimbleball Lake, many business, camp sites, farm shoots, cafes and public houses. The application was thoroughly debate with emphasis given on weight needed to be given on social economic benefits. There was no Officer Recommendations apart the views of the committee were sought.

P54 Delegated Decision List

Questions were raised and answered by the Officer.

P55 Appeals Lodged

Appeal against the refusal of 'Demolition of existing derelict garden storage buildings and partial demolition of garden boundary walls and fences, to be replaced by new boundary

walls and fences. Erection of a four bedroom house on part of the garden and enlargement and resurfacing of adjoining parking area' at 3 Seaview terrace, Watchet, TA23 0DF (planning application 3/37/15/003).

Appeal against the refusal of 'Demolition of existing derelict garden storage buildings and partial demolition of garden boundary walls and fences, to be replaced by new boundary walls and fences. Erection of a four bedroom house on part of the garden and enlargement and resurfacing of adjoining parking area. Resubmission of 3/37/15/003 – at Seaview Terrace, Watchet TA23 0DF (planning application 3/37/15/009).

Appeal against the refusal of 'Extension to enlarge bedroom, lounge and kitchen and provide new bathroom and study' at 55 Cleeve park, Chapel Cleeve, Old Cleeve, Minehead, TA24 6JF (planning application 3/26/15/010).

P56 Appeals Decided

Erection of single storey extension to south west elevation (front) and north east elevation (rear) at Higher Thornes Farm, Lower Weacombe, Taunton, TA4 4ED – Planning Appeal was allowed.

The meeting closed at 5.40pm

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