

PLANNING COMMITTEE

Minutes of the Meeting held on 22 February 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge	Councillor C Morgan
Councillor S Dowding	Councillor P Murphy
Councillor S Goss	Councillor J Parbrook
Councillor B Heywood	Councillor K Turner
Councillor A Kingston-Jones	Councillor T Venner
Councillor K Mills	Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Assistant Director Planning and Environment – Tim Burton
Planning Officer – Sue Keal
Principal Planning Officer (Agency Consultant) – Stephen Belli
Legal Advisor – Nick Hill – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P71 Apologies for absence

There were apologies for absence from Councillor I Jones

P72 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 25 February 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner, seconded by Councillor C Morgan

The **motion** was carried.

P73 Declarations of Interest or Lobbying

Councillor S Dowding declared that he was the agent for application No. 3/01/17/013. He declared that he would speak as a local member then leave the room. Councillors Goss and Morgan declared an interest on application No. 3/32/17/015, declared that this had been debated at Stogursey Parish Council, but had not 'fettered their discretion'.

P74 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P75	3/01/17/013	Various internal and external alterations. Almshouses, Woolston Lane, Sampford Brett			
P75	3/06/17/002	Change of use of agricultural to equestrian, erection of 1 No. stable/barn with formation of access track. Land at unnamed road, Mill Lane to Scotts hill, Clatworthy, Somerset	Mr Ward Sally Moran	Local Resident Clatworthy Parish Council	Objecting Objecting
P75	3/21/17/115	Demolition of outbuilding/storage building and erection of 1 No. detached dwelling with formation of access, associate parking and garden to the rear. 56 Bampton Street Minehead			
P75	3/21/17/119	Application for approval of reserved matters following outline Application 33/21/13/120 for a residential development of up to 71 No. dwellings, access, landscaping and associated works. Land off Hopcott Road, Minehead	Cllr A Hadley Mr Hutton	Local Councillor Agent	Infavour
P75	3/26/17/023	Variation of Condition No.2 (approved plans) of application 3/26/14/017. Land adjacent to Walnut Tree Cottage, Huish Lane, Washford, Old Cleeve, Watchet	Mr Gannon Mr Roberts	Old Cleeve Parish Council Applicant	Objecting Infavour

P75	3/32/17/015	Flood defence improvement works. Gorpit Lane, Stogursey	Mr Bereton Matt Phillips	Local resident Agent	Infavour
P75	TPO	TPO confirmation at Brushford			

P75 Town and Country Planning Act 1990 and Other Matters

Report nine of the Planning Team dated 14 February 2018 (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

3/01/17/013 - Various internal and external alterations. Almshouses, Woolston Lane, Sampford Brett

The Member's debate centred on the following issues;

- The Alms houses were for elderly residents and the secondary glazing was essential for their good health and wellbeing;
- Concerns that all the windows were not having ventilation grills;

Councillor C Morgan proposed and Councillor B Heywood seconded a motion that the application be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/06/17/002 - Change of use of agricultural land to equestrian, erection of 1 No. stable/barn with formation of access track. Land at un-named road, Mill Lane to Scotts Hill, Clatworthy, Somerset

Comments by members of the public;

- There were Livery Stables nearby, why did the owners of this property want to stable horses 10 miles away from their place of residency;
- Concerns that the field gateway been substantially modified as access for tractors and trailers has never been a problem in the past;
- Concerns with passing places in the lane;

- The Local Plan Policy OC1 did not support this application;
- There was no economic or community benefit for this development;
- These types of development needed to adhere the West Somerset Landscape Character Assessment;

The Member's debate centered on the following issues;

- Development of this sort was not suitable in this part of open country side;
- No commercial benefit;
- Detrimental to the neighborhood;
- Sustainability ;
- This was a major application for Clatworthy, a site visit was essential;

Councillor C Morgan proposed and Councillor T Venner seconded a motion that the application be **Deferred** for a site visit.

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/115 - Demolition of outbuilding / storage building and erection of 1 No. detached dwelling with formation of access, associated parking and garden to the rear. 56 Bampton Street, Minehead

The Member's debate centred on the following issues;

- This development would be an Improvement to the area;
- The development was small with no garden, future generations would regret this;
- Concerns that the development would add more cars onto an already congested street;
- Over development of the site;
- Concerns that this development would change the character of the area;
- The old farm building walls would need to be kept for continuity;

Councillor K Mills proposed and Councillor B Maitland-Walker seconded a motion that the application be **Approved**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/119 - Application for approval of reserved matters following Outline Application 3/21/13/120 for a residential development of up to 71 No. dwellings, access, landscaping and associated works. Land off Hopcott Road, Minehead

Comments by members of the public;

- Pleased that the developers have brought forward a site with 35% Affordable Housing which was much needed in Minehead and West Somerset;

- Concerns with the 18% short fall of parking spaces on the site;
- Proposal would provide large safe public open spaces on the site with various items to encourage play;
- Modern methods of construction used to minimalise disruption on the site;

The Member's debate centred on the following issues;

- The Master Plan needed to be implemented before development commenced;
- Not in keeping, properties looked like 'Beach Huts'
- The sympathetic colours used would make the development blend into the landscape;
- Pleased that we were getting 35% affordable housing on this site;
- Concerns that Policy T8, Residential Car Parking was not met;
- Concerns that parking was insufficient to meet the Somerset County Council parking strategy policy for residential development;
- Concerns that no reference had been made to Motor Cycle parking or the installation of electric charging points for cars and mobility scooters;
- Flooding issues;
- Concerns with the colour scheme, muted colouring was needed to blend in with the landscape;
- Concerns that the type of units proposed were the correct mix for the aging population;
- Concerns with injudicious parking on Hopcott Road;
- Concerns with lack of public transport;

Councillor B Maitland-Walker proposed and Councillor R Woods seconded a motion that the application be **Deferred** for consideration of;

- Design issues relating to materials and a greater range of finishes should be included, render and potentially wood cladding;
- Landscaping;
- Parking;

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/26/17/023 - Variation of Condition No. 02 (approved plans) of application 3/26/14/017. Land adjacent to Walnut Tree Cottage, Huish Lane, Washford, Old Cleeve, Watchet

Comments by members of the public;

- Over development of the site;
- A condition to remove all Permitted Development Rights was needed to ensure that no further developments were made on the site;
- Request was only for the garage to be wider to accommodate getting in and out of a vehicle in a wheel chair;
- The garden would be reduced by only 4.3%;

The Member's debate centred on the following issues;

- The variation of this condition seemed reasonable on the needs of the applicant;
- Removal of Permitted Development Rights was needed to prevent further development on the site;

Councillor S Goss proposed and Councillor R Woods seconded a motion that the application be **Approved** with an additional condition for the removal of Permitted Development Rights to prevent over development of the site.

The **motion** was carried.

Councillor B Maitland-Walker took the Chair.

Reference Location, Proposal, Debate and Decision

3/32/17/015 - Flood defence improvement works. Gorpit Lane, Stogursey

Comments by members of the public;

- Supports principle, but concerns with insufficient funding for a proper structure of Rock Armour;
- Concerns with the narrow lane leading up to the site. Work needs to be done on the lane before work commences;
- Safe guards needed to be put in place to protect properties;
- Concerns that funding was tight for this site;
- Requested that Highways undertook surveys to assess the route to the site and for vulnerable properties;

The Member's debate centred on the following issues;

- Access to the site was really difficult, the application should be deferred for a site visit;
- HGV movement would be excessive to this site;
- Pleased that a scheme has been proposed to protect the village;
- No passing places on the lane, lane used by heavy farm machinery and tourists;
- Rock Armour has not been used in this country, it has only been trialled in the Netherlands;
- Can this withstand the silt of the Estuary;

Councillor S Goss proposed and Councillor S Dowding seconded a motion that the application be **Deferred**

The **Motion** was lost

Councillor I Aldridge proposed and Councillor P Murphy seconded a motion that the application be **Approved**. And that Delegated powers be given to the Assistant Director of Planning and Environment to grant planning permission subject to the completion of the Appropriate Assessment under s63 of the Conservation of Habitats and Species Regulations 2017 and views of Natural England; submission of the application to the Secretary of State (under s64 of the above Regulations; and any other planning conditions that are deemed necessary.

The **motion** was carried

P76 Objection to West Somerset District Tree Preservation Order T/3/134, (Brushford No.1) 2017, land north of 2 Orchard Cottages, Brushford

The Tree Preservation Order protects one birch tree, two oaks and four beech trees. The birch, oaks and one beech are on the site of a proposed development, under application 3/04/17/010. The remaining three beech trees are on land to the west, called The Pound.

A planning application has been submitted (3/04/17/010) to develop the land north of 2 Orchard Cottage. It is considered that the trees have amenity value. The TPO aims to ensure that the trees shown to be retained are protected, and that the large beech trees on the land to the west of the development are protected, in anticipation of pressure to prune or fell if planning permission is granted.

Tree Preservation Order comes into force on the day that it is served for a period of 6 months. The TPO lapses after that date unless it has been confirmed by the Council. If there are no objections to the TPO, it can be confirmed. If any objections are received, the points raised must be considered and a decision made as to whether to confirm the TPO, either with or without modification. The decision whether to confirm a TPO that raises objections is taken by members of the Planning Committee.

When deciding whether to serve and confirm a TPO, the present or future public amenity value of the trees must be considered. Tree Preservation Orders are served to protect selected trees if their removal would have a significant impact on the local environment. TPO trees should therefore be visible from a public place, such as a road or footpath.

In assessing a tree's amenity value, consideration must be paid to its visual impact, its health and structural integrity, its life expectancy and its suitability to the location. The tree's potential impact on highways, services and structures should be considered.

An objection to the TPO was received by email on 23rd October, from Mrs Courtneil, owner of The Pound, and therefore three of the protected beech trees. (No objection to the TPO was received from the owner of the development site).

The reasons given for objection can be summarised as follows:

- a) Prior to the development application, the trees had not been classed as having a high amenity value, and had not been protected by the council with a TPO;
- b) The owner has no intention of felling the trees, and would not be swayed by pressure from neighbours;
- c) The owner would like to be able to carry out management works to the trees without the need to seek permission from the council;
- d) Minor pruning would not affect the visual impact of the trees;

A site meeting was held by the owners and Tree Officer on 16th November, at which some management works (to prune low branches) were agreed in principle, subject to an application being made.

It is therefore recommended that the Tree Preservation Order is confirmed, unmodified.

Councillor B Heywood proposed and Councillor P Murphy seconded a **motion** that the Tree Preservation Order be confirmed.

The **motion** was carried

P77 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 6 February 2018 of the Exmoor National Park Planning Committee. This included:

Application No. 62/50/17/011 - Proposed reinstatement of hedge bank and alterations to access. As per additional information 15.01.18. (Full) Fair View, Lane from Parracombe Primary School to The Halt, Parracombe. Approved

Appeals decided - Certificate of Lawful use and secondly planning permission was granted for proposed commercial former stables and grooms quarters to create a two bedroom dwelling at Wellfield, Lynton.

No Appeals were lodged.

Stated that members were giving planning training regarding the major development test as this will apply to the forth coming all day meeting planned for the 6 March in Lynton Town Hall to consider the application for the proposed reinstatement of the historic Lynton to Barnstable Railway from Killington Lane to Rathmore Gate a distance of 4.5 miles. This was the most important application the authority had ever considered.

P78 Delegated Decision List (replies from Officers are in italic)

No queries raised

P79 Appeals Lodged

Appeal against the refusal of planning permission for the variation of condition no. 2 (approved plans) on planning application 3/26/14/017, which relates to the erection of a dwelling on a plot adjacent to Walnut Tree Cottage, Huish Lane, Washford, Old Cleeve, Watchet, TA23 0NY (application 3/26/17/020).

Appeal against the refusal of planning permission for the reconstruction and conversion of two derelict buildings into two holiday let accommodation at the former Scarr House, Lydeard St Lawrence, TA4 3RH (application 3/02/16/005).

P80 Appeals Decided

No appeals decided

The meeting closed at 8.38pm

DRAFT