

PLANNING COMMITTEE

Minutes of the Meeting held on 24 March 2016 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor S Goss
Councillor A Hadley
Councillor B Heywood

Councillor I Jones
Councillor C Morgan
Councillor J Parbrook
Councillor K Turner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Director for Planning and Environment – Tim Burton
Planning Officer – Hamish Laird
Legal Advisor Martin Evans - Mendip DC
Democratic Services Officer – Tracey Meadows

P82 Apologies for Absence

There were apologies for absence from Councillors D Archer, T Hall and P Murphy.

P83 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 25 February 2016 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor C Morgan and seconded by Councillor K Turner.

The motion was carried.

P84 Declarations of Interest or Lobbying

All Councillors declared that they had received correspondence on behalf of application No.3/04/15/004. Councillor Morgan declared that that the appellant for application No. 3/39/15/011 Mr R Morgan was not a relation. Councillor Heywood declared that he had been lobbied personally on application No. 3/04/15/004. He also declared a personal interest on application No. 3/04/16/002. Councillor Hadley declared that he knew the applicant for application No. 3/04/16/002.

P85 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P85	3/04/15/004	Proposed residential development of 13 properties including associated landscaping, parking	Mr Bullock	Agent	In favour
			Mr Clarke Julie Christensen	Local Residents	Against

		and a new vehicular and pedestrian access from Ellersdown Lane, Brushford, Dulverton	Jane Erith Godfrey Knock Nick Thwaites		
P85	3/04/16/002	Permeable surfacing to pedestrian footpath and car parking area to serve single dwelling(resubmission of 3/04/15/010 at Bramblehurst, Mill Lane, Brushford, Dulverton	Mr Page	Applicant	In favour
P85	T/37/16/001	Reduce Beech (A) by 20%, fell Beech (B) and fell field Maple (A) at 51 Brendon Road, Watchet			

P86 Town and Country Planning Act 1990 and Other Matters

Report Eighteen of the Planning Team dated 24 March 2016 (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

3/04/15/004 Proposed residential development of 13 properties including associated landscaping, parking and a new vehicular and pedestrian access from Ellersdown Lane to the north of Ellersdown Lane, Brushford, Dulverton

Comments raised by the speakers included:

- Concerns with the physical proximity that the 13 new dwellings will have on the near neighbours;
- Distance only 17 metres from nearest property;
- Previous applications on this site have been refused;
- Overbearing, noise and light pollution and loss of privacy;
- 8 properties will have an 100% overbearing impact;

- No evidence to state that this development has any economic or social benefits as there are no shop, limited public transport and lack of jobs in the area;
- 2015/15 Rural housing needs survey stated that there was no need for this type of development in Brushford;
- Not against developments in Brushford but this development needs to be in accordance with the views and wishes of the people that live here and not to the detriment of our village way of life;
- Any new development should have small scale houses that are in proportion with the size of the village and in keeping with the community spirit;
- Brushford has already been protected from development even further by being downgrade to a secondary village due to the lack of facilities;
- In 1988 on refusal of two houses, the Government Inspector examined the Adopted Local Plan and refused to move the village boundary line. This resulted in the refusal for the development of 20 houses on the site;
- Does not comply with new and existing Local Plan;
- There will be increased vehicle movements;
- No spaces designated for visitors cars;
- The site will be affected by run off after prolonged rain fall resulting in flooding;
- Damage to the 100 meters of ancient hedge row should this application be approved;
- Inadequate access provision and poor visibility at junctions;
- Does not comply with NPPF plans;
- Brushford has been identified by the emerging Local Plan as a secondary village which is capable of supporting a modest level of new development which is located within the settlement boundary;
- Brushford has not seen any new residential permissions since 2012 and the site was capable of supporting 27 units;
- This site will have 4% affordable housing units, fully in line with West Somerset's Council policy;
- Fully consulted with the villagers on their concerns regarding traffic, drainage and residential amenities;
- Highways, Environmental Health and Somerset County Council have not raised any objections on this application;
- There will be no detrimental impact on residential amenity;
- Local materials will be used and the development will be sensitively designed to minimise visual impact;
- No objections were raised from consultees;

The member's debate centred on the following issues:

- There were pressing needs for homes, this need cannot be ignored so there will be extra houses in Brushford but the whole village needs to be happy with the development;
- West Somerset need to supply 2,900 homes to meet Government targets;
- Overlooking was one of the subjects raised on the site visit;
- Concerns with access on the site, if you moved the entrance you could retain the hedge and stop run off from the development;
- No idea when the development will be finished, will be unfair for residents to live on a building site for years;
- Affordable housing was needed in this district not open market;
- Local Plan states that only 5 houses are to be built at any one time;

- Concerns with the suitability of the site with regard to location as this is a green field site, there are brown field sites that are more suitable in that area;
- Concerns that this development was sustainably as stated in the National Planning Policy Framework as there were no schools, jobs, shops or Doctor's surgery;
- None of the dwellings are life time dwellings, there are no bungalows for older people, the development was not appropriate for this area;
- The translocation of the hedge, how can this be done successfully as this hedge was acting as a bund;
- Highways issues have not been clearly addressed on our website;
- Clarity was needed on the issues with flooding on the site and how this would be dealt with;

Councillor K Turner proposed and Councillor B Heywood seconded a motion that the application be **REFUSED**

The motion was carried.

Reason

1. The proposed access and associated widening of Ellersdown Lane would require the removal of the roadside bank and hedge which would significantly alter the character and appearance of the lane to its detriment and erode the rural character of the area. The proposal is therefore contrary to the provisions of policies BD/2, LC/3, T/3 and TW/3 of the adopted West Somerset Local Plan (2006) and policies SV1, NH3, and NH10 of the emerging West Somerset Local Plan to 2032;
2. The proposed development would result in additional vehicle movements in Ellersdown Lane and the junction with Pounds Close which are likely to result in conflicts that would represent harm to the free flow of traffic and represent a highway safety issue. The proposal is therefore contrary Policy T/3 of the adopted West Somerset Local Plan (2006).

Reference Location, Proposal, Debate and Decision

3/04/16/002 Permeable surfacing to pedestrian footpath and car parking area to serve single dwelling (resubmission of 3/04/15/010) at Bramblehurst, Mill Lane, Brushford, Dulverton

The member's debate centred on the following issues:

- To prevent any vehicle movements on the site along the line of the footpath, happy to see that condition 8 in the report has covered this issue;
- Concerns with access for the maintenance of the stream;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **APPROVED**

The motion was carried.

Reference Location, Proposal, Debate and Decision

Change of use and conversion of barn to holiday unit at Roebuck Farm, Crowcombe

This item was withdrawn

Reference Location, Proposal, Debate and Decision

T/37/16/001 Reduce Beech (A) by 20%, fell Beech (B) and fell Field maple (A) at 51 Brendon Road, Watchet

The member's debate centred on the following issues:

- The Conservation Committee agree with Watchet Town Council that Beech Tree 'B' should be retained but have not said why;
- The recommendation was a good compromise;

Councillor C Morgan proposed and Councillor R Wood seconded a motion that the application be **APPROVED**

The motion was carried

P87 Exmoor National Park Matters

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

Only 1 item to report; Simonsbath Sawmill, Simonsbath, Minehead, Somerset Planning permission was sought for the levelling and re-surfacing of part of the yard of Simonsbath Sawmill together with additional external lighting to yard area.

P88 Delegated Decision List (replies from Officers are in italic)

Ref No 3/21/16/005 – 3A park Street, Minehead, Display of illuminated and non-illuminated signage (retrospective)

- Why was this application refused and were the applicants going to be forced to take this sign down. *The refusal was for something different than what is there at the moment, but what is there was unauthorised (the illumination). There was a new application that has been submitted at the moment that sought to overcome all these issues.*

Ref No C/01/15/002 – Upcott Farm, Upcott Lane, Bicknoller, split decision

- I can see what has been approved but not what has not been approved. *The approval of details regarding condition 4. There were problems with conditions 3 and 4 in that the proposed landscaping details required under condition 3 were unacceptable to comply with pre commencing elements and lack of information in the form of a pre planting detail showing exact species and number of proposed plants which had not been submitted therefore this condition was not discharged. There were also other issues with visibility splays and access details in Upcott Lane and the A358 required for condition*

5, those were unacceptable because the following advice received from the County Highway Authority, the proposed visibility splays was not sufficient to increase visibility to 250 meters on a 60 mile per hour road, proposed 60 meters was unacceptable and remained substandard at this point. This was not discharged on highway safety grounds.

Ref No T/37/16/002 – 51 Brendon Road, Watchet, Fell Pine (A) or remove its lower branches and fell pine (B)

- Congratulations to the Officers for refusal of the Pines that were iconic on the above property.

P89 Appeals Lodged

Appeal against the refusal of an erection of a detached two-bedroom dwelling to the existing footprint of two garages to the west of Higher Park, Minehead, Planning application 3/21/15/081)

P90 Appeals Decided

Removal of conditions 3 and 4 from planning permission 3/39/11/046 in order to create a single car parking space for Riverside at 18 Bridge Street, Williton.(planning application 3/39/15/011) – planning appeal dismissed.

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 (planning applications 3/37/15/003 and 009) – Planning Appeal dismissed.

Erection of three holiday units (resubmission of 3/39/14/025) at Shells Cottage, Shells Lane, Washford, Watchet – Planning Appeal dismissed.

P91 Miscellaneous Report from the Assistant Director Planning and Environment

Mr Burton updated the Planning Committee on the current Government consultation on Technical consultation on the implementation of planning changes.

Resolved that:- Members noted the content of the report and delegated responsibility for the submission of the Council's response to the Assistant Director Planning and Environment.

P92 Reserve date for site visit – Monday 21 March

P93 Date of next meeting – Thursday 24 March

The meeting closed at 7.40pm