

PLANNING COMMITTEE

Minutes of the Meeting held on 24 November 2011 at 4.30 pm

Present:-

Councillor A F Knight	Chairman
Councillor I R Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor B Heywood	Councillor E May
Councillor K M Mills	Councillor S J Pugsley
Councillor D D Ross	Councillor D Sanders
Councillor L W Smith	Councillor M A Smith
Councillor A H Trollope-Bellew.	Councillor K H Turner

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Kenneth Taylor
Housing Enabling Officer - Heather Crockford
Committee Administrator - Linda Bulpin
Legal Advisor (Roy Pinney - Mendip D C)
SCC Highways - Arminel Goodall

P48 Apologies for Absence

Apologies for absence were received from Councillor C Morgan.

P49 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on the 27 October 2011 - circulated with the Agenda be confirmed as a correct record.

P50 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	53	3/21/11/123	Land to the East of The Shires	Objectors
Cllr A F Knight	53	3/07/11/016	Land at Crowcombe	Supporters
Cllr A F Knight	53	3/21/11/123	Land to the East of The Shires	Supporters
Cllr S Dowding	53	3/07/11/016	Land at Crowcombe	Objectors
Cllr E May	53	3/07/11/016	Land at Crowcombe	Supporters
Cllr E May	53	3/21/11/123	Land to the East of The Shires	Supporters
Cllr S Puglsey	53	3/07/11/016	Land at Crowcombe	Supporters
Cllr K Turner	53	3/07/11/016	Land at Crowcombe	Supporters and Objectors

P51 Declarations of Interest

Name	Min No	Application	Personal or Prejudicial	Action Taken
Cllr A Trollope-Bellew	53	3/07/11/016	Prejudicial – Owns Land and property in Crowcombe	Spoke and left the Chamber
Cllr A Trollope-Bellew	53	3/21/11/123	Personal – Personal Friend of Chairman of Magna Housing	Spoke and Voted

P52 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
53	3/07/11/016	Land at Crowcombe	Ms J Chipp	Clerk to Crowcombe PC	Objecting
53	3/07/11/016	Land at Crowcombe	Mr R Druitt	Neighbour	Objecting
53	3/07/11/016	Land at Crowcombe	Mr V Brewer	Former Resident	Supporting
53	3/07/11/016	Land at Crowcombe	Ms S Hodge	Local Resident	Supporting
53	3/07/11/016	Land at Crowcombe	Mr L Gill	Local Resident	Supporting
53	3/07/11/016	Land at Crowcombe	Mrs K Blake	Local Resident	Supporting
53	3/07/11/016	Land at Crowcombe	Ms S Southam	Applicant	Supporting
53	3/21/11/123	Land to the East of The Shires	Mr Tennant on behalf of Mrs Vicary	Local Resident	Objecting
53	3/21/11/123	Land to the East of The Shires	Mr Tennant	Local Resident	Objecting

P53 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated the 16 November 2011 – 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 and Decision

3/07/11/016 Land at Crowcombe

Development of Five New Affordable Homes and the Associated External Works, including New Entrance and Services

It was proposed by Cllr K Turner and seconded by Cllr Pugsley that Delegated Authority be given to the Planning Manager to grant planning permission subject to the satisfactory completion of the Section 106 Agreement that will seek no Developer's Contribution and to deal with any alterations to the conditions as deemed necessary.

An Amendment to the proposal was put forward by Cllr D Ross and seconded by Cllr A Hadley that Delegated Authority be given to the Planning Manager to grant planning permission subject to the satisfactory completion of the Section 106 Agreement that will seek an appropriate level of Developer's Contribution and to deal with any alterations to the conditions as deemed necessary.

On being put to the vote the Amendment to the Proposal was declared and became the substantive motion.

The substantive motion was then put to the vote and it was declared carried.

AGREED that Delegated Authority be given to the Planning Manager to grant planning permission subject to the satisfactory completion of the Section 106 Agreement that would seek an appropriate level of Developer's Contribution and to deal with any alterations to the conditions as deemed necessary.

Committee's Consideration:

The need for affordable housing in Crowcombe
The Housing Needs Survey carried out in November 1999
The length of time it has taken to bring forward a site for affordable housing in Crowcombe
The possibility of more sites now coming forward to meet the affordable housing need in Crowcombe
Market Rents for affordable housing
Developer Contributions/Section 106 Agreement for the proposed development
The development line limit for Crowcombe
The Parish Council not representing the views of the majority of villagers
The priorities contained in the Council's Corporate Plan
The site is in an Area of Outstanding Natural Beauty
Impact of the development on the landscape in visual terms
The sympathetic design of the proposed development
The distance of the proposed site and/or village hall from the school
Highway safety.

3/21/11/123

Land to the East of The Shires, Bircham Road, Alcombe

Change of Use of Former SCC Agricultural Site to Provide a Site for a Residential Development of 46 Dwellings Together with Garages, Parking Spaces and Associated Site Works.

AGREED that Delegated Authority be given to the Planning Manager to agree the finalisation of the Section 106 Agreement(s) and make any adjustments to the schedule of conditions considered appropriate.

Committee's Consideration:

Minehead as the main rural centre for West Somerset
The desperate need for affordable housing in Minehead
The partnership of this proposed development with the Silvermead development granted planning permission in September.
The number of parking spaces proposed for the development
The ownership/adoption of the new road
Access/Manoeuvrability of the Somerset Waste Partnership vehicles
Flooding and discharge of surface water
Traffic congestion at the junction of The Shires/Bircham Road at beginning/end of the school day.
Proposed traffic movements during the day
Pedestrian movements in the area
Possible future investment in the Community College

P54 Exmoor National Park Matters

Cllr S Pugsley reported on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. It was noted that the Local Development Framework document for the Exmoor National Park was now out to consultation.

P55 Delegated Decision List

The Planning Officers answered any questions regarding the report.

P56 Appeals Lodged

Appellant	Proposal and Site	
Mr R Mead Summerfield Homes	Land East of The Shires, Bircham Road, Alcolombe Change of Use of Former SCC Agricultural Site to Provide a Site for a Residential Development of 46 Dwellings Together with Garages, Parking Spaces and Associated Site Works	Written Representations
Mrs M Broadbridge	Orchard Drive, Sampford Brett Application for Consent to Carry out Works to Protected Trees	Fast Track Procedure

There being no other business the meeting closed at 6.55 pm