

PLANNING COMMITTEE

Minutes of the Meeting held on 26 February 2015 at 4.30 pm

Present:

Councillor A F Knight Chairman
Councillor I R Melhuish Vice Chairman

Councillor G S Dowding
Councillor A H Trollope-Bellew
Councillor K Mills
Councillor C Morgan
Councillor D Ross
Councillor B Heywood

Councillor E May
Councillor K H Turner
Councillor L W Smith
Councillor S J Pugsley
Councillor A Hadley
Councillor M Smith

Officers in Attendance:

Assistant Director Planning and Environment – Tim Burton
Planning Officer – Liz Peaks
Planning Officer – Susan Keal
Major Applications Co-ordinator – John Burton
Committee Administrator – Tracey Meadows
Legal Advisor – Martin Evans - Mendip DC

P199 Apologies for Absence

There were no apologies for absence from Councillor A Chick

P200 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 29 January and 26 February 2015 be agreed at the next meeting of the Planning Committee that will be held on Thursday 26 March 2015. All present voted in favour.

P201 Declarations of Lobbying

Name	Min No	Ref No.	Application	Persons Lobbying
Cllr Knight Cllr Trollope-Bellew	P203	3/31/15/002	Purseys, Woodlane	Objecting Objecting
Cllr Melhuish			Townsend Farm	In favour

Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr Hadley	P203		Declared a personal interest that he was a member of the Masonic society	None
Cllr Morgan	P203	3/18/15/001	personal	Advised Applicant to contact seek advice from Building Control before submitting an application

P202 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P203	3/31/15/002	Purseys	Mr Crockett Mr Hovegold Mr Sharp Mr Rufis Mrs Simpson	Local Resident Local Resident Local Resident Architect Applicant	Objecting Objecting In favour In favour In favour
P203	3/05/15/002	Townsend Farm	Mr Else Mrs Armin	Local Resident Parish Clerk to Carhampton & Blue Anchor	Objecting Objecting
P203	3/18/15/001	Land adjacent to Thatchings	Mr Mitchell	Architect	In favour

P203 Town and Country Planning Act 1990 and Other Matters

Report Eight of the Planning Team dated 17 February 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

3/31/15/002 **Purseys, Wood Lane, Stogumber, Taunton**
Proposed new dwelling

Objections raised by the speakers included:

- Roof height of the new build needs to be sympathetic with existing properties in the village
- This new president will impact future planning developments in the village
- Development is out of the settlement boundary
- Scale is too large and contrary to policy BD2 and SP5

The Members debate centred on the following issues:

- Councillors made reference to the correspondence sheets, stated that they would like to see bullet points per letter only as the points that the objectors or those in favour set out clearly on the sheets so that there was a clearer understanding of what the objectors were stating. The Chairman stated the correspondence sheets had noted down all the objections for this application.
- Clarification was sought on the underground garage, stated that the garage would be dug into the ground to lessen the impact.
- This site was not visible to the public on walking down Wood lane unless they climb onto the bank. If the applicant had moved the development back it would have been accepted under delegated powers.

- Clarification on the glazed window was needed as these windows do not always protect everyone, suggested top to bottom opening will remedy the issue of overlooking.
Stated that we can amend this condition to be approved by us, once this is approved this it will remain in perpetual.

Councillor SJ Pugsley proposed and Councillor E May seconded a motion that planning permission be **APPROVED** IN accordance with the Officers recommendation, giving special attention to condition 7 regarding the obscure windows.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/05/15/002 Flint Hastoe Housing Association

Variation of condition 2 on planning permission 3/05/13/006 in order to change the external wall materials of plots 13, 14, 20 and 21 from natural stone to render and to amend the construction of the stone boundary walls and recon stone walls and recon stone walls.

Objections raised by the speaker included:

- Greater sensitivity needs to be given to the appearance of the scheme
- Planning application should be refused in its present form

The Members debate centred on the following issues:

- Confusion between what the developer put to public consultation and what was agreed when this application was agreed. This wall cannot be seen from the road so will support the Officers recommendation.
- Wood cladding had been rejected on the original application, whether a view from the road or not cladding in not aesthetic.
- Unhappy with render on a stone wall, this looks cheap and nasty, the main reason was to save money.
- A change in these condition would be detrimental to the overall scheme.
- There has been confusion on this whole issue. Plots 1, 2 & 3 to stay as stone with the wooden cladding not to face the road.
- What we have seen in the past is different to what we have before us now
-

Councillor D Ross proposed and Councillor L Smith seconded a motion that the application be **REFUSED** against the Officers recommendation.

The motion was carried.

Reason

The introduction of more rendered properties instead of 4 stone faced properties and the use of close boarded fencing adjoining the parking areas in lieu of the approved stone walls, will adversely affect the setting of the adjoining Grade II listed barns and farmhouse. The proposal is therefore not in accordance with Saved Policy LB/1 of the West Somerset District Local Plan or the National Planning Policy Framework, in particular Section 12 - 'Conserving and enhancing the historic environment'.

Reference Location, Proposal, Debate and Decision

3/18/15/001 Land adjacent to Thatchings, Hilltop Lane, Kilve, Bridgwater
Erection of dwelling

The Members debate centred on the following issues:

- A site visit was made, as this is outline can this development be moved away from the original house?
- This is infill, making use of the ground this is not being used
- There is no mention in the report of tree felling and access to the A39
- This site is sustainable

Councillor Morgan proposed and Councillor Trollope-Bellew seconded a motion that planning permission be **GRANTED** against Officer Recommendation.

Reason

Whilst it is accepted that the site is not in a sustainable development and therefore is in conflict with the provisions of both the extant and emerging local plan, members considered that the existing number of dwellings in close proximity mitigated the harm caused and that in this particular set of circumstances, the benefits of providing much needed additional housing outweighed the policy objection to the proposal

The motion was carried with conditions to be referred back to Officers

P204 Exmoor National Park Matters

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- Temporary Agricultural workers dwelling at High Wheat Field lane, Exton. This was controversial issue that was passed with a 3 year temporary permission to assess the viability of the holding -Approved
- Manor Mills, Roadwater - Listed Building Consent for proposed conversion and change of use of former working mill buildings into 2 principal residence units together with the subdivision of the adjacent workmen cottage to provide an additional principal residence unit. (Amended description). As per amended plans and additional information 22.12.14. - Approved
- Duddings Country Cottages, Timberscombe - Variation of conditions two and three of approved planning permission 6/34/14/103 to change the "lifting cover" to a sliding roof. Retrospective. As per additional plan and information 13/1/15. – Refused

Additional information – Councillor Pugsley updated the Planning Committee that Exmoor National Park Authority were no longer to publish planning applications due to the advertising budget restraints. For efficiency and cost the Planning Committee has now been abolished this will now be administered on behalf of the Local Authority.

P205 Delegated Decision List

The Planning Manager answered questions from the report.

P206 Appeals Lodged

Appellant

Proposal and Site

Appeal Type

No Appeals Lodges

P207 Appeals Decided

Proposal and Site

Outcome

No Appeals decided

The meeting closed at 6.50 pm

DRAFT