

PLANNING COMMITTEE

Minutes of the Meeting held on 26 March 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 L W Smith
Councillor C Morgan
Councillor A Hadley

Councillor E May
Councillor K H Turner
Councillor S J Pugsley
Councillor D Ross
Councillor M Smith

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer – Liz Peeks
Planning Officer – Susan Keal
Committee Administrator – Tracey Meadows
Legal Advisor -Brian Convery, Mendip DC

P208 Apologies for Absence

There were apologies for absence from Councillor Heywood and Councillor K Mills. There were no apologies from Councillor A Chick

P209 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 29 January 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor D Ross and seconded by Councillor E May. All present voted in favour.

The minutes of the Planning Committee Meeting held on 26 February 2015 circulated at the meeting be confirmed as a correct record with corrections. Proposed by Councillor K Turner and seconded by Councillor L Smith. All present voted in favour.

P210 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr K Turner	P212	3/01/14/011	Personal - Farmer	Spoke and Voted
Cllr A Trollope-Bellew	P212	3/01/14/011 3/28/14/005	Personal – Farmer and Chairman of the Quantock Hills ANOB	Spoke and Voted
Cllr S Dowding	P212	3/01/14/011	Personal and Prejudicial	Spoke and left the chamber

P211 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P212	3/28/14/005	Land at Aller Farm	Mr Jamison	Applicant	In favour
P212	3/28/14/005	Land at Aller Farm	Mr Johnston	Land Owner	In favour

P212	3/28/14/005	Land at Aller Farm	Dr J Swan	Chair of Sampford Brett Parish Council	Objector
P212	3/28/14/005	Land at Aller Farm	S Meneilly	Local Resident	Objector
P212	3/28/14/005	Land at Aller Farm	Mr D Lloyd	CPRE	Objector
P212	3/01/14/011	Quantock Moor Farm	Mr J Payton	-	Applicant
P212	3/01/14/011	Quantock Moor Farm	Mr D Lloyd	CPRE	Objecting
P212	3/01/14/011	Quantock Moor Farm	Mrs N Hume	Local Resident	Objecting
P212	3/01/14/011	Quantock Moor Farm	J Harrison	Local Resident	In favour
P212	3/01/14/011	Quantock Moor Farm	Mr C Warren	Local Resident	In favour

P212 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

3/28/14/005 Land at Aller Farm, East of Woodford and North of Monksilver, Williton
Erection of a Solar PV Development and associated works

Objections raised by the speakers included:

- This application is inappropriate in this location. TGC Renewables had failed to see the impact of their application.
- This is a large industrial development visible from far afield.
- The Coleridge Way attracts many visitors, their view will be spoilt.
- Our attributes need to be protected
- The colour of the panels was irreverent as in the full sun they will reflect a lot of light.

The Members debate centred on the following issues:

- This development was proposed to be erected on grade 3b Agricultural land. It would stick out like a 'sore thumb'
- The development would be a blight on the landscape.
- Renewable energy was our future. Concerns with traffic moving in and out of the site.
- We should be conserving our energy not sacrificing our assets to renewable energy.

- This is a hill top site, government advice has got it right this time.

Councillor K Turner proposed and Councillor C Morgan seconded a motion that planning permission be **REFUSED** IN accordance with the Officers recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/01/14/011 Quantock Moor Farm, Quantock Moor, Bicknoller, Taunton
Outline application for the construction of an occupational dwelling

Objections raised by the speaker included:

- There is no case for a dwelling in this location.
- This application is outside of the planning curtilage.
- Detrimental effect on the ANOB.
- This dwelling will only be used on a part time basis it was not essential.

The Members debate centred on the following issues:

- The Parish Council were happy with this application, we should listen to their views.
- The proposed dwelling would encourage economic regeneration.
- This dwelling is replacing an existing building and will enhance the property.
- This dwelling will reduce the land owner's mileage each day, cutting down on the carbon footprint.

Councillor A Trollope- Bellew proposed and Councillor K Turner seconded a motion that outline planning permission be **GRANTED** against the Officers recommendation. Councillor A Turner requested that the detailed planning application come back to the planning committee for consideration. This would also include adding a condition for an agricultural tie to the proposed dwelling.

The motion was carried.

P213 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:

APPEAL DECISION

The Authority noted the decision of the Secretary of State for Communities and Local Government to allow the appeal against refusal to grant planning permission in relation to application no. 6/35/14/101 – proposed erection of 5 telegraph poles for power supply – land adjacent to Treborough Common, Treborough, Somerset TA23 0QW.

P214 Delegated Decision List

The Planning Manager answered questions from the report.

P215 Appeals Lodged

Appellant	Proposal and Site	Appeal Type
Strongvox Homes Minehead	Land at Ellicombe Meadow Proposed residential of eight semi-detached Dwellings (plots 23,23A, 24, 24A, 25 25A, 26 and 26A) in place of Four approved detached dwelling and a block of nine rather that the approved block of eight flats (plots 5 to 12A) together with vehicular parking, access and associated infrastructure (amended scheme to planning permission 3/21/13/084)	Written Reps

P216 Appeals Decided

Proposal and Site	Outcome
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No Appeals decided	
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The meeting closed at 6.30pm

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