

PLANNING COMMITTEE

Minutes of the Meeting held on 28 April 2016 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor S Dowding
Councillor A P Hadley
Councillor T Hall
Councillor B Heywood

Councillor P H Murphy
Councillor K H Turner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Legal Advisor Martin Evans - Mendip DC
Democratic Services Officer – Tracey Meadows

P94 Apologies for Absence

There were apologies for absence from Councillors I Aldridge, D Archer, S Goss, I Jones, C Morgan and J Parbrook.

P95 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 24 March 2016 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner and seconded by Councillor B Heywood.

The motion was carried.

P96 Declarations of Interest or Lobbying

No Declarations of Interest or Lobbying were declared.

P97 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P97	3/26/14/026	Outline planning application for the erection of 10 dwellings, access, replacement allotments, public car park and associated works. Land north of Huish Lane, Washford, Watchet	Mr P Browne Mr P Gannon Mr D Searle Mrs Ayton Cllr M Dewdney	Neighbour Neighbour Old Cleeve Parish Council Neighbour Neighbour Ward Member	Objecting Objecting Objecting Objecting Objecting

			Mr S Briggs	Savills	In favour
P97	3/26/14/025	Outline planning application for the erection of 6 dwellings, access, public footpath/cycleway and associated works, The Nursery Site, A39, Washford	Mr G Williams Mr S Briggs	Neighbour Savills	Objecting In favour

P98 Town and Country Planning Act 1990 and Other Matters

Report Nineteen of the Planning Team dated 28 April 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

3/26/14/026 Outline planning application for the erection of 10 dwellings, access, replacement allotments, public car park and associated works. Land north of Huish Lane, Washford, Watchet

Comments raised by the speakers included:

- The 9 inch sewer that is there at present taking sewerage away was not fit for purpose. Increased rainfall and high tides in the last three years has meant that manholes on and below this site came up spilling sewage onto the ground;
- Not an indicative scheme, no cycle or footways and no refuse facility.
- Lack of local employment;
- Not sustainable;
- No mains gas, school over capacity, hazardous access from the A39 and poor access to the bus stops;
- Increased road traffic in Washford Lane especially in school hours;
- No extra parking allowed for the extra 10 dwellings;
- Increased flooding issues should this development go ahead;
- To many dwellings for the site;
- Who will be responsible for the access road;

- Consideration for the site be used for self-build for people with local connections should be taken;
- No bypass and no road improvements proposed in the Local Plan, 2015-2032. Speed reduction and calming measures were requested from Highways, as yet there was no provision for this;
- This development would be a positive contribution to Washford;
- There was a need for one bedroom units in West Somerset;
- Environment Agency has not objected to this application as it was in flood zone 1;
- No objections from Highways;
- CIL contributions will be made to education following the development;

The member's debate centred on the following issues:

- Disappointed that this was an outline and not a full application, but happy that the dwellings would be affordable, this was something that the district desperately needed;
- Sewage issues were a concern and should be conditioned at this stage;
- No provision for pre-school education in the S106 Agreement in addition to the first school education;
- Concerns that 10 dwellings were going to be using one private access, there would be a lot of wear and tear on this road;
- Concerns with access on the A39;
- Would like to see that the one bedroom houses were large enough for two people, code design 3. would like to see that conditioned that they were to the correct standard;
- Parking bays would need to be laid out as per Somerset County Council's highways design guidance;

Councillor K Turner proposed and Councillor P Murphy seconded a motion that the application be **APPROVED** subject to the applicant entering into a legal agreement to secure;

- 100% affordable housing to be provided;
- Financial contribution towards education of £15,321.25;
- Financial contribution towards other community infrastructure of £9,678.75;
- Phasing of development to ensure that the replacement allotments and car parking area are provided prior to any works commencing on the construction of the dwellings;

And an additional condition requiring details of foul drainage to be submitted and approved.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/26/14/025 Outline planning application for the erection of 6 dwellings, access, public footpath/cycleway and associated works, The Nursery Site, A39, Washford

Comments raised by the speakers included:

- Main worries were the proposed path as all areas flood;
- Highways will not maintain this;
- No lighting was proposed on this path;
- There are stock in both fields;
- Access is restricted to the Dutch Barn;
- Path needs to be fenced off to stop dogs worrying the sheep;
- Access not appropriate for this development;
- 30 mile per hour zone needs to be extended out;
- No safe crossing point for the footpath leading from the site;
- Path is unlit, unsafe, liable to deteriorate due to it not being maintained and not fit for purpose;
- No funding for new dog bins;
- Access onto the A39 regarded as safe by the Highways Authority;
- TPO has been placed on the Walnut tree on site;
- Dutch Barn has been looked at and the surface will be reinforced;
- Meets housing need for West Somerset;
- This development will provide 62% affordable dwellings across the two sites;

The member's debate centred on the following issues:

- Highway access;
- We need to increase the width of the path;
- Lighting of the footpath;
- Dutch Barn needs a proper crossing for tractors and vehicles so that it does not get destroyed;
- The footpath needed to be raised and fenced off to protect stock;

Councillor P Murphy proposed and Councillor A Hadley seconded a motion that the application be **APPROVED** subject to the applicant entering into a legal agreement to secure;

- Provision and subsequent maintenance of 2m wide footpath/cycle way and 150 sq m of public open space; The footway shall be flood resilient, fenced with stockproof fencing, provide gated vehicle access to the pole barn with a suitably constructed surface, and be appropriately lit;
- Financial contribution towards education of £9,192.75;
- Financial contribution towards other community infrastructure of £20,807.25;
- Phasing of development to ensure that affordable housing is provided on the Huish Lane Site;

And two additional condition requiring details of foul drainage to be submitted and approved, and the extension of the 30mph zone as set out in the submitted Transport Statement

The motion was carried.

P99 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:

Proposed agricultural/equestrian barn, Monkham Lodge, Exford Minehead - Planning permission was sought for the erection of an agricultural/equestrian building at Monkham Lodge. Monkham Lodge is a detached dwelling set within a large domestic curtilage to the south of Exford. Application was approved with conditions;

Proposed introduction of a pay and display machine (Full) – Heddon Valley car park, Parracombe, Barnstaple, Devon - Planning permission was sought for the installation of a pay and display machine at Heddon Valley. Heddon Valley is a National Trust owned site and the car park provides parking for visitors who are walking in the area and along the footpaths to Heddon's Mouth. The car park is situated close to the Hunter's Inn. The National Trust owns a group of buildings, including a toilet building, which are situated on the opposite side of the road to the car park. Application was approved with conditions;

Proposed replacement of agricultural building to form cattle accommodation building (679m²) (Full) – Broford Farm, Dulverton, Somerset - Planning permission is sought for the erection of a replacement agricultural building. Application was approved with conditions;

An appeal was dismissed against the proposed addition of a first floor on top of a garage at No 15 Battleton. The building would have been excessively dominant and disproportionate to the dwelling it served.

P100 Delegated Decision List (replies from Officers are in italic)

C/21/16/004 - Land at Seaward Way – Councillor sought details of where exactly this site was in Minehead. *The Premier Inn site.*

P101 Appeals Lodged

Appeal against the refusal of the erection of one dwelling in the garden at The School House, main Road, Sampford Brett, TA4 4LG (planning application 3/28/15/008)

Appeal against the refusal of the outline application for the erection of a dwelling house on land off 6 Cherry Tree Way, Watchet, TA23 0UB (planning application 3/37/15/024)

P102 Appeals Decided

Outline planning application (all matters reserved except access) for construction of dormer bungalow on land adjoining 1 Marshwood Cottages, Blue Anchor, Minehead, TA24 6JY (planning application 3/05/15/010) – Planning Appeal dismissed.

Construction of two houses together with road and new junction on land to the east of Capton Road, Sampford Brett, TA4 4JZ (planning application 3/28/15/004) – planning Appeal dismissed.

P103 Reserve date for site visit – Monday 23 May

P104 Date of next meeting – Thursday 26 May

The meeting closed at 6.45pm