

PLANNING COMMITTEE

Minutes of the Meeting held on 29 September 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 K H Turner	

Also in Attendance

Councillor P Grierson

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Kenneth Taylor
Principal Planning Officer - Nigel Furze
Committee Administrator - Linda Bulpin
Legal Advisor (Roy Pinney - Mendip D C)
SCC Highways - Arminel Goodall

P28 Apologies for Absence

Apologies for absence were received from Councillors C Morgan and Councillor A H Trollope-Bellew.

P29 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on the 25 August 2011 - circulated with the Agenda be confirmed as a correct record.

P30 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	33	3/01/11/012	Middle Halsway, Halsway Lane, Crowcombe	Supporters
All Councillors	33	3/21/11/021	Land at Silvermead, Alcombe	Objectors
All Councillors	33	3/21/11/023	Land East of The Shires, Alcombe	Objector and Supporters

P31 Declarations of Interest

Name	Min No	Application	Personal or Prejudicial	Action Taken
Cllr E May	33	3/2111/021 Land at Silvermead, Alcombe	Personal – Previously served on the Magna Housing Board	Spoke and Voted
Cllr K Turner	33	3/02/11/009	Prejudicial – He is the applicant	Left the Chamber

P32 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
33	3/01/11/012	Middle Halsway, Halsway Lane	Ms V Higginson	Agent	Supporting
33	3/01/11/012	Middle Halsway, Halsway Lane	Mr M Bellamy	Highway Consultant	Supporting
33	3/01/11/012	Middle Halsway, Halsway Lane	Mrs C Chester	Applicant	Supporting
33	3/21/11/021	Land at Silvermead, Alcombe	Mrs T Frost	Local Resident	Objecting
33	3/21/11/021	Land at Silvermead, Alcombe	Mr J Neville	Highway Consultant	Supporting
33	3/21/11/021	Land at Silvermead, Alcombe	Mr M Ali	Magna West Somerset	Supporting
33	3/21/11/021	Land at Silvermead, Alcombe	Cllr P Grierson	Ward Member	Commenting
33	3/21/11/021	Land East of The Shires, Alcombe	Mr Tenant	Local Resident	Objecting
33	3/21/11/021	Land East of The Shires, Alcombe	Mrs T Frost	Local Resident	Objecting
33	3/21/11/021	Land East of The Shires, Alcombe	Cllr Grierson on behalf of Mr and Mrs Vicary	Ward Member	Objecting
33	3/21/11/021	Land East of The Shires, Alcombe	Mr White	Highway Consultant	Supporting
33	3/21/11/021	Land East of The Shires, Alcombe	Mr R Mead	Agent	Supporting
	3/21/11/021	Land East of The Shires, Alcombe	Cllr Grierson	Ward Member	Objecting

P33 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated the 21 September 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

3/01/11/012 Middle Halsway, Halsway Lane, Crowcombe, Taunton
Retention Of Riding School, Retention Of Ménage For Use Of Riding School And Formation Of Vehicular Access And Parking Area.

RESOLVED that the application be approved for the following reason and that delegated powers be given to the Planning Manager to approve the relevant conditions:

Reason For Grant

The social and economic benefits associated with the development outweigh the concerns in respect of narrow/restricted nature of the approach roads.

Officer Update:

A previous application had only been refused for a single reason (reason 2 as recommended in the committee report). This proposal is substantially similar to the previous scheme and as such it would be unreasonable to now introduce further reasons for refusal (even where there is merit to those additional reasons). As such it is now recommended that the application is only refused on the basis of refusal reason 2.

Since the writing of the committee report 6 letters of support had been received stating that the business provided a good facility, the car park would reduce parking issues, the voluntary one-way system limited traffic conflicts and many parents choose to car share.

Committee's Consideration:

Similar road structures throughout the West Somerset area
The voluntary one-way system operated by local residents
Possible traffic movements generated by previous planning permissions granted for this land/property
Area suitable for a proposed business such as this
Benefits to the rural economy from such a development
Proximity to Halsway Manor who generate far more traffic movements
Implications of Policy 49

3/02/11/009 Mount Pleasant Farm, Pitsford Hill, Wiveliscombe
Installation of Ground Mounted PV System to hold 20 ASUN 200-MB Monocrystalline PV Black Modules

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

3/04/11/007 The Clock Tower Complex, Brushford
Demolition Of The Existing Farm Buildings, With Two New-Build Cottages Built Within The Same Footprint, Along With The Renovation Of The Existing Coach House To Provide A Total Of Three Dwellings.

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

Committee's Consideration:

The proposed development costs associated with this application
The difference between the applicants's proposed development costs and the proposed development costs provided by the District Valuer
Section 106 Agreements – when they can be imposed
The lack of any Affordable Housing provision in this scheme
The lack of any Planning Obligations in this scheme
This Committee's history of accepting reduced Affordable Housing provision

3/07/11/015 Grimes Farm and Hooks, Crowcombe, Taunton
The Installation of New Water Supply Pipes

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

3/21/11/021

Land at Silvermead, Alcombe, Minehead

Erection Of 33 Dwellings, Associated Access, Parking And Landscaping Works And The Provision Of Public Open Space.

RESOLVED that this application be APPROVED subject to the inclusion of a condition restricting all the construction traffic to parking on the site during the period of construction. A condition stipulating that mud generated by the construction traffic must be cleaned from the highway. Delegated authority was granted to the Planning Manager to alter the schedule of conditions as necessary and approved a section 106 agreement including providing appropriate triggers for the provision of the houses affordable houses in the event that application ref: 3/21/11/023 is approved.

Committee Consideration:

Issues with all the sites now coming forward for development
The relationship between this site and The Shires development
The need for Affordable Homes in Minehead
Old, established area of Alcombe
Proposed traffic movements generated by the development
The Standard Profile for Monitoring used by the Highway Authority
The high number of pedestrians using this area of Alcombe
On-street parking issues in this area of Alcombe
Recent road accidents in this area of Alcombe
The need for construction traffic to park on site
The voluntary one-way system at present operated by some residents in this area
The possibility of a traffic control system in this area
The impact on roads in this area by mud from traffic exiting the development site
Excellent example of partnership working between developers to provide affordable housing
How the developments will be controlled with two different developers
The alteration to the trigger mechanism.

3/21/11/023

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

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 Works.

AGREED this application be REFUSED for the following reasons:

1. The increased number of traffic movements through The Shires, would result in an unacceptable impact on the amenity of the residents of The Shires.
2. The guidance "Estate Road in Somerset – Design Guidance Notes" states that shared surfaces should only serve up to 20 dwellings. The proposal to provide access for 29 dwellings off the shared surface.

Committee's Consideration:

The relationship between this site and the Silvermead development
The impact on residential and social amenities caused by noise, light, traffic movements and air pollution
The lack of suitable land for development in West Somerset
The issues with road structures in West Somerset
Proposed traffic movements generated by the development
The Standard Profile for Monitoring used by the Highway Authority

The issues with construction traffic accessing the proposed development via The Shires
 The possibility of construction traffic accessing the site via the existing farm entrance and not via The Shires
 The need for construction traffic to park on site
 The A39 as a main and local road
 The possibility of The Shires entrance being closed and an improved entrance being created via the existing farm entrance.
 The lack of pedestrian/cycle routes from the proposed new development
 The high density of pedestrians in this area
 The high density of vehicle movements in this area generated at the beginning and end of the school day
 Surface water run-off implications for adjacent properties
 Disappointment that the Highway Authority and the developer could not reach a conclusion to everyone's satisfaction

P34 Exmoor National Park Matters

The Chairman read a report from Cllr S Pugsley on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P35 Delegated Decision List

The Planning Officers answered any questions regarding the report.

P36 Appeals Decided

Appellant	Proposal and Site	
Ms V Bowden Enforcement (Appeal A)	West Shute Farm, Huish Champfower The Material Change Of Use Of The Land By The Siting And Residential Use Of A Mobile Home On The Land, And He Carrying Our Of Operational Development By The Formation Of Two Acres Of Hard Standing And The Formation Of An An Area Of Track Which Gives Access To The Current Site Of The Mobile Home	Dismissed 17/08/2011 (Subject to Variations)
(Appeal B)	The Material Change Of Use Of The Land By The Siting And Residential Use Of A Mobile Home On The Land, And He Carrying Our Of Operational Development By The Formation Of Two Acres Of Hard Standing And The Formation Of An Area Of Track Which Gives Access To The Current Site	Dismissed 17/08/2011 (Subject to Variations)

P37 The Chairman advised Committee Members that this was Nigel Furze's last Planning Committee as he was retiring from the Authority the next day. The Chairman gave a vote of thanks to Nigel for his many years of service to the planning process in West Somerset.

There being no other business the meeting closed at 7.45 pm