

PLANNING COMMITTEE

Minutes of the Meeting held on 31 May 2012 at 4.30 pm

Present:-

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

Also Present:

Councillor P H Murphy

Officers in Attendance:

Deputy Planning Manager - Ken Taylor
Principal Planning Officer - Elizabeth Peeks
Planning Officer - Lisa Bullock
Environmental Health Officer - Kim Lewington
Committee Administrator - Linda Bulpin
Legal Advisor – Roy Pinney – Mendip D C

P103 Apologies for Absence

Apologies for absence were received from Councillors G S Dowding, Councillor E May and Councillor C Morgan.

P104 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on the 26 April 2012 - circulated with the Agenda be confirmed as a correct record

P105 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Objectors
Cllr K Mills	108	3/37/12/021	60 Doniford Road, Watchet	Supporters

P106 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr A F Knight	108	3/37/12/014	Personal – Associated with the immediate Neighbours (Watchet Town Band and the Girl Guiding Movement)	Spoke and Voted
Cllr A F Knight	108	3/37/12/020	Personal – Associated with some of the residents of Wedlakes	Spoke and Voted
Cllr A F Knight	108	3/37/12/021	Personal and possible perceived Prejudicial as a resident of Doniford Road	Left the Chamber

P107 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Mr K Sullivan (also on behalf of Mr W Pope & Mr R Davey)	Neighbour	Objecting
108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Mr D Milton (also on behalf of Mrs D Milton & Mrs T Hughes)	Neighbour	Objecting
108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Mrs K Needs	Resident of Watchet	Supporting
108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Mrs T Taylor	Applicant's Representative	Supporting
108	3/37/12/020	Unit 1E South Road Workshops, South Road, Watchet	Cllr P Murphy	Ward Member & Representing Watchet T C	Objecting
108	3/37/12/014	Former Bon Bakery Site, Watchet	Mr M Thomas	Applicant	Supporting
108	3/37/12/021	60 Doniford Road, Watchet	Mr S Greenway	Applicant	Supporting

P108 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated the 23 May 2012 (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:

Owing to the number of people in the Chamber with regard to Application 3/37/12/020 the Chairman amended the running order so this application was dealt with first.

Reference Location, Proposal and Decision

3/37/12/020 Unit 1E South Road, Workshops, South Road, Watchet
Change of Use from Workshop to Chinese Takeaway (Delivery Only)

RESOLVED that this application be REFUSED for the following reason:

The building for which the change of use is sought is located within extremely close proximity to nearby residents in Wedlakes. Notwithstanding controls which could be put in place through conditions, in respect of ventilation/extraction and hours of operation, the practical operation of the business would likely give rise to disturbance to nearby residents through noise and odour. The practical operation of the business would require such strict control, to reduce the impact on nearby residents to an acceptable level, and could not be effectively enforced. As such this proposal is contrary to the provisions of Saved Policies PC/1 and PC/2 of the West Somerset District Local Plan 2006 and Policies contained within the National Planning Policy Framework.

Committee's Consideration:

The impact of this development on adjacent neighbours

Possible odour nuisance

The use of different filters in the extraction system to eliminate odours and grease

The possible impact of grease build-up on Solar panels

The need to encourage enterprise in the right location

The location of doors and windows in Wedlakes being in very close to the application site

The existing Use Classes for this site

3/26/12/006 Cleeve Abbey, Abbey Road, Washford

Permanent Approval For The Temporary Marquee Over The Old Refectory Tiled Pavement, Including Recovering Marquee With A New PVC Cover Coloured And Printed Over To Give A Closer Match To The Appearance Of The Adjacent Stone Buildings

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

Committee's Consideration:

The number of times permission has been given for a temporary structure.

The need for a suitable permanent structure to be made a priority in the next 12 months.

3/37/12/014 Former Bon Bakery Site, Watchet

Demolition Of Existing Storage Buildings, Removal Of Entrance Gates And Excavation Of Concrete Yard Areas To Clear Site For Redevelopment And Construction Of A Residential Development Of 8 Dwellings Incorporating A Parking Court For 8 Vehicles Accessed From Mill Street With A Pedestrian Link To The Rear Public Car Park

AGREED that a decision of approval be delegated to the Planning Manager subject to the satisfactory completion of the S106 Agreement. Delegated Authority is granted to the Planning Manager to finalise the conditions as appropriate and negotiate the final details of the S106 agreement.

Committee's Consideration:

Highway safety implication

Previous use of this site and the traffic movements it generated

The number of parking spaces within the site

The level of contribution for community recreation facilities and affordable housing provision

The raising of levels within the site and associated costs

The proximity of this development to the Watchet Town Band Building

The possible installation of charging points for electric cars

The improvement this development will make to this area of Watchet

3/37/12/021 Doniford Road, Watchet

Raising of Garden Wall

RESOLVED that the application be REFUSED with the addition of a second reason for refusal as detailed below.

2. The proposed walls and pillars will result in a reduction in the vehicular visibility and pedestrian visibility splays which are essential in the interests of highway safety, with consequent additional hazard to all users of the highway in this location. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 2000.

Committee's Consideration:

The previous appeal decision in relation to this wall
The previous Committee decisions in relation to this wall
Pedestrian safety
The height and colour of boundary walls along Doniford Road
The alleged anti-social behaviour in this area of Watchet

P109 Exmoor National Park Matters

Cllr S Pugsley updated Members on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P110 Delegated Decision List

The Deputy Planning Manager answered any questions arising from the report.

P111 Development Control Performance Report

The Deputy Planning Manager gave a brief report to update the Members of the Planning Committee in respect of the performance of the Development Control Service during the year 2011/12.

There being no other business the meeting closed at 6.50 pm