

Planning Committee – 12 October 2016

Present: - Councillor Bowrah (Chairman)
Councillor Mrs M Hill (Vice-Chairman)
Councillor Booth, Coles, Gage, Hall, C Hill, Martin-Scott, Morrell,
Nicholls, Mrs Reed, Townsend, Watson and Wren

Officers: - Matthew Bale (Area Planning Manager), Julie Moore (Monkton
Heathfield Project Team Leader), Martin Evans (Solicitor) and Tracey
Meadows (Democratic Services Officer)

Also present: Councillor Stone in connection with application No. 24/16/0042.
Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 5 pm)

92. Apologies/Substitutions

Apologies: Councillors M Adkins and Wedderkopp

Substitutions: Councillor Hall for Councillor M Adkins
Councillor Coles for Councillor Wedderkopp

93. Public Question Time

Councillor Morrell stated that he had raised concerns at the last meeting regarding the incompleteness of the minutes which recorded the decision to refuse the Firepool application.

He wanted to raise this issue again in respect of the application for residential development at Knapp Lane, North Curry which was on the agenda for consideration.

An earlier application was heard in respect of this proposed development at the meeting held on 22 June 2016. During the discussion he had proposed an additional condition, which had been agreed by the Committee, to be added to the other conditions if the application was approved.

Even though the application had been refused, the minutes had made no reference to the additional condition he had proposed. In his view, the minutes were therefore incomplete.

He suggested that a meeting involving the Chairman, Vice-Chairman, the Solicitor, the Democratic Services Manager and himself should be arranged to see whether any changes as to the way matters were reported in the minutes should be made in the future.

94. Declarations of Interest

Councillor Coles declared personal interests as a Member of Somerset County Council and as a Member of the Devon and Somerset Fire Authority. Councillor Mrs M Hill declared personal interests as a trustee to Hestercombe House and Gardens, a trustee to the Somerset Building Preservation Trust and as one of the Directors of Apple FM. Councillor Townsend declared personal interests as Vice-Chairman of Kingston St Mary Parish Council and as Chairman of the Kingston St Mary Village Hall Association. Councillor Nicholls declared a personal interest as he was a Comeytrove Parish Councillor and a Member of the Fire Brigade Union. Councillor Wren declared a personal interest as he was Clerk to Milverton Parish Council.

95. Applications for Planning Permission

The Committee received the report of the Area Planning Manager on applications for planning permission and it was **resolved** that they be dealt with as follows:-

- (1) That **planning permission be refused** for the under-mentioned development:-

24/16/0042

Residential development of 20 No. dwellings (including 5 affordable dwellings) and provision of public open space, children's play area and allotments on land to the south of Knapp Lane, North Curry (Revised scheme to 24/16/0007)

Reason

- (a) The design of the dwellings is considered to be unacceptable: There are no two- bedroomed open market properties proposed and the appearance and style is in conflict with the neighbouring development, contrary to Policy DM1 of the Taunton Deane Core Strategy.
- (b) On the basis of the information provided and evidence presented, the impact on the highway network will, on the balance of probabilities, be severe. It is, therefore, in conflict with Section 4 of the National Planning Policy Framework.
- (c) Part of the site is outside the proposed settlement limit in the emerging Taunton Deane Site Allocations and Development Management Plan. The proposed development is, therefore, contrary to Policy MIN7 of that plan.

Also **resolved** that in recommending conditions to The Planning Inspectorate in connection with any future appeal lodged by the developers against this refusal, proposed condition 7 be amended to require the footpath to be delivered prior to the commencement of the development.

96. Appeals

Reported that two new appeals and three decisions had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 7.10 pm)