

Planning Committee – 20 September 2017

Present: - Councillor Bowrah (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Mrs J Adkins, M Adkins, Brown, Coles, Gage, C Hill, Horsley, Morrell, Nicholls, Mrs Reed, Sully, Townsend and Watson

Officers: - Tim Burton (Assistant Director- Planning and Environment), John Burton (Principal Planning Officer), Bryn Kitching (Area Planning Manager), Nick Bryant (Planning Policy Manager), Martin Evans (Solicitor, Shape Partnership Services) and Tracey Meadows (Democratic Services Officer)

Also present: Helen Vittery (Somerset County Council Highways), Lisa McCaffrey (Somerset County Council Transport Planner) and Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 6.30 pm)

56. Welcome

The Chairman welcomed everyone to the meeting – the second time the Planning Committee had met at The Castle School, Wellington Road, Taunton to consider a major planning application.

57. Apologies/Substitutions

Apologies: Councillors Booth, Martin-Scott and Wedderkopp

Substitutions: Councillor Coles for Councillor Booth
Councillor Horsley for Councillor Wedderkopp
Councillor Sully for Councillor Martin-Scott

58. Declarations of Interest

Councillor Coles declared a personal interest as a Member of Somerset County Council and a Member of Devon and Somerset Fire and Rescue Service. Councillor Townsend declared that he was the Ward Councillor for Staplegrove and a Parish Councillor for Kingston St Mary Parish Council. He declared that he had attended most of the Staplegrove Parish Council meetings in the last two years and attended nearly all of the resident group meetings regarding this application as well as meetings with the developers. He declared that he had not 'fettered his discretion'. Councillor Brown declared that that he had received written and verbal communications regarding the application, he declared that he had not 'fettered his discretion' Councillor Bowrah declared that he had received correspondence from the

public and various action groups, he declared that he had not 'fettered his discretion'. Councillor Horsley declared that he had attended ROSAG meetings and at no time did he 'fetter his discretion' he also declared that he had not been present for member briefing sessions regarding the application. All members declared that they had received correspondences from action groups and members of the public.

59. **Outline permission (with all matters reserved except for access) for the erection of up to 915 residential units, a primary school, 1 ha of employment land, local centre, open space including allotments and sports pitches, green infrastructure, landscaping, woodland planting, sustainable drainage systems and associated works; including provision of an internal spine road to connect A358 Staplegrove Road to Kingston Road on land at Staplegrove (East), Taunton (34/16/0014)**
60. **Outline permission (with all matters reserved except for access) for a residential-led mixed use urban extension to include up to 713 dwellings, 1 ha of employment land comprising use classes B1 (a) (up to a maximum of 2500sqm), B1(b), B1 (c), B2, B8 together with green infrastructure, landscaping, play areas, sustainable drainage systems (SUDS) and associated works. An internal spine road is proposed to connect the A358 Staplegrove Road and Taunton Road at land at Staplegrove (West), Taunton (34/16/0007)**

Reported these applications.

Following the receipt of many representations from local Parish Councils, Action Groups and members of the public, a lengthy discussion by the Planning Committee ensued.

It was proposed and seconded that application 34/16/0014 be approved in accordance with the Officer Recommendation. On being put to the vote, the proposal was **lost**.

A proposal to defer application 34/16/0014 was proposed and duly seconded.

Resolved that application 34/16/0014 be **deferred** to allow for further consideration of the following issues:-

- The provision of the 25% target for affordable housing set out in the Core Strategy Policy CP4 instead of 15% offered;
- The provision of the proposed Spine Road prior to the commencement of any residential development;
- The provision of development without the loss of the Oak trees or the Dormouse habitat; and

- The effect of the proposed development on traffic flows both within the town centre and Taunton Town as a whole.

A proposal to defer application 34/16/0007 was proposed and duly seconded.

Resolved that application 34/16/0007 be **deferred** to allow for further consideration of the following issues:-

- The provision of the 25% target for affordable housing set out in the Core Strategy Policy CP4 instead of the 15% offered;
- The provision of the proposed Spine Road prior to the commencement of any residential development;
- The removal of the proposal to provide a dropdown road to Corkscrew Lane/Manor Road to facilitate the first phase of the proposed housing development;
- The provision of development without the loss of the Oak trees or the Dormouse habitat; and
- The effect of the proposed development on traffic flows both within the town centre and Taunton Town as a whole.

(The meeting ended at 10.30pm)