

## Planning Committee – 10 January 2018

Present: - Councillor Bowrah (Chairman)  
Councillor Mrs Hill (Vice-Chairman)  
Councillors Mrs Adkins, M Adkins, Cavill, Coles, C Hill, Martin-Scott,  
Mrs Reed, Mrs Smith, Sully, Watson and Wedderkopp

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principle  
Planning Officer), Martin Evans (Solicitor, Shape Partnership Services)  
and Tracey Meadows (Democratic Services Officer)

Also present: Councillor Gunner in connection with application No. 53/17/0005.  
Councillor Berry and Mrs A Elder, Chairman of the Standards Advisory  
Committee.

(The meeting commenced at 6.15 pm)

### 1. Apologies/Substitutions

Apologies: Councillors Brown, Nicholls and Townsend

Substitutions: Councillor Cavill for Councillor Townsend  
Councillor Sully for Councillor Brown  
Councillor Mrs Smith for Councillor Nicholls

### 2. Declarations of Interest

All Councillors declared that they had received an email from the Agent for application No. 53/17/0005. Councillor Coles declared a personal interest as a Member of Somerset County Council and a Member of Devon and Somerset Fire and Rescue Service. Councillors Mrs Adkins and M Adkins declared that they had spoken to the Church Warden on application No. 49/17/0021, they declared that they had not 'fettered their discretion'.

### 3. 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 developments:-

#### **53/17/0005**

**Outline planning application with all matters reserved, except for means of access, for a residential development of up to 8. No dwellings with**

**associated access, landscaping and infrastructure works on land to the south of Dene Road, Cotford St Luke**

**Reasons**

- (a) The application site forms a significant gateway site into Cotford St Luke. The character and appearance of the site and immediate environs are striking; a strong urban form to the north of Dene Road and open, park-like village green to the south. The proposed development, which intrudes into the land to the south of Dene road, would result in substantial harm to the landscape character and appearance of the site and surroundings in an area sensitive to intrusion by new development, contrary to Policy DM1 of the Taunton Deane Core Strategy. Due to the substantial harm, and its lack of substantial environmental benefits, the proposal would bring economic and social benefits, primarily in relation to housing, the proposed development would not, in overall terms, constitute sustainable development.
- (b) The application proposals do not include a contribution towards provision of public open space or affordable housing. The development is therefore contrary to policy C2 of the SADMP and policy CP4 of the Core Strategy.

(2) That the following application **be deferred** for the reason stated:-

**49/17/0021**

**Formation of ramped access to north porch, alterations to entrance driveway and insertion of glazing to upper panels of the west and north porch doors at St Andrews Church, Church Street, Wiveliscombe**

**Reason** – The application should be deferred to allow further discussion and submission of alternative drawings for the path that acknowledges the cobbles, with an element of the cobbles retained.

**4. Appeals**

Reported that one decision had been received details of which were submitted.

(The meeting ended at 8.02 pm)