

## **Planning Committee – 28 February 2018**

Present: - Councillor Bowrah (Chairman)  
Councillor Mrs Hill (Vice-Chairman)  
Councillors Brown, Coles, Gage, C Hill, Nicholls, Mrs Reed, Mrs Smith,  
Sully, Townsend and Watson

Officers: - Bryn Kitching (Area Planning Manager), Martin Evans (Solicitor, Shape Partnership Services) and Tracey Meadows (Democratic Services Officer)

Also present: Councillors Berry and Habgood.

Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 6.15 pm)

### **13. Apologies/Substitutions**

Apologies: Councillors Martin-Scott, Morrell and Wedderkopp

Substitutions: Councillor Sully for Councillor Martin-Scott  
Councillor Mrs Smith for Councillor Wedderkopp

### **14. Minutes**

The minutes of the meetings of the Planning Committee held on the 6 December 2016 and the 10 January 2018 were taken and were signed.

### **15. Public Question Time**

Mr Michael Oliver, a Galmington resident stated that it was over two years since the committee resolved to approve the Comeytrowe Consortium application. The lack of progress with the application places the housing delivery strategy of the council in jeopardy. The committee and the community it served deserved to be informed in the public arena about precisely what all of the issues are that were holding up the determination of the application.

The following questions were put to the committee.

#### **Question 1**

Would the committee formally request that a progress report on the application is presented within the next two months and that the report detailed all of the issues that were delaying the determination of the application?

## **Road Safety Details**

By now I had expected the planning application to be approved and I would be here asking that you instruct officers to secure changes to the proposals in the interests of highway safety.

Remembering that the Safety Audit recommended that the A38 ghost island priority junction should not be built, if it is the least that should be done would be to ban the right turn out onto the A38 from the Park and Bus facility and construct additional kerbing to physically secure that banned turn. The deletion of the Park and Bus proposals would obviously improve overall road safety at this location. It would also reduce overall development costs.

From recollection, the planning application and environmental statement are silent about construction traffic. The section of Trull Road between Compass Hill and Galmington Road is particularly unsuitable for HGVs. Without restrictions in place perhaps 10,000 HGVs will use the road to facilitate construction of the second (south east) phase of the proposals during years 6 to 10 of the construction programme. Ensuring that the first phase's spine road from the A38 extends to Honiton Road as soon as ever possible and that no construction traffic could use Trull Road and Honiton Road until it does will place construction traffic on more suitable roads than Trull Road and Galmington Road.

I have a particular concern about the safety of pedestrians and cyclists as they use the section of Trull Road at and between Galmington Road and Broadlands Road. The existing mini-roundabout operates very efficiently whilst the proposed signals set back all give-way markings quite some distance decreasing the junction's efficiency, as will the all-red time of the system. Of greater concern is what I believe to be the inevitable increase in speed of vehicles as they travel down Trull Road when its lights are on green. Crossing Trull Road to and from Broadlands's Road is dangerous enough as it is with limited visibility for pedestrians in particular. The introduction of a 20 mph speed limit on this section of the road appears to me to be highly desirable in existing conditions and an absolute necessity if the mini roundabout is to be replaced with a signalised junction.

It may be that the apparent impasse about the proposals will facilitate a re-think that could address the above road safety concerns, or alternatively, they could be negotiated after the current proposals are approved but before they are completed.

## **Question 2**

Would the committee please have regard to my road safety concerns and instruct officers to do all they can to secure my suggested remedies, either in negotiations to change the current proposals, or once they have been approved?

In response the Solicitor, Shape Partnership Services stated that in regards to the two questions raised by Mr Oliver he had spoken to both Mr Tim Burton, Assistant Director Planning & Environment and Mr John Burton, Major Applications Co-ordinator regarding the application and could confirm that an update would be received on the application within the next two months as requested by Mr Oliver.

Mr Oliver also raised an issue regarding the S106 Agreement. This was being looked at and the aim was to put some information onto the website regarding the terms of the S106 Agreement.

In terms of Road Safety and highway works, whilst permission had not yet been issued, the Committee considered and determined the details of the highway works at the time. Whilst your concerns were noted, you could raise the detail and design of the junction with the Highway Authority directly.

The committee's decision of two years ago still stands.

## **16. Declarations of Interest**

Councillor Sully declared that he was the Ward Member for application No. 25/17/0026. He also declared that he had written an article on the application in the Norton News, he felt that he had not 'fettered his discretion.'

## **17. 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 **the detailed plans be approved** for the under-mentioned development:-

**25/17/0026**

**Application for approval of reserved matters following outline approval 25/12/0032 for the erection of 227 No. dwellings, greenways, the western LEAP, landscaping, infrastructure, highways, parking and road access on land parcels H1, H1A, H2 and H3 at Langford Mead, Norton Fitzwarren**

### **Conditions**

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A1) DrNo 1730-P3-03 Rev F On Plot Planting Plan Sheet 1 of 2;
- (A1) DrNo 1730-P3-04 Rev F On Plot Planting Plan Sheet 2 of 2;
- (A1) DrNo 1730-L-05 Rev F LEAP;

- (A1) DrNo 1730-P3-02 Rev F Green Infrastructure Plan;
- (A1) DrNo 1730-P3-01 Rev F General Arrangement Plan;
- (A3) DrNo 1730-A-04 Tree Protection Plan;
- (A3) DrNo 35 Rev C Floor Plans & Elevations;
- (A1) DrNo 32-1 Rev A Screen Wall & Fencing Details;
- (A3) DrNo 31-1 Bin & Cycle Store Details Elevations & Floor Plans;
- (A3) DrNo 31-2 Bin & Cycle Store Details Sheet 2 Elevations & Floor Plans;
- (A3) DrNo 31-3 Bin & Cycle Store Details Sheet 3 Elevations & Floor Plans;
- (A3) DrNo 31-4 Bin & Cycle Store Details Elevations & Floor Plans;
- (A3) DrNo 30-2 Garage Floor Plans & Elevations Sheet 2;
- (A3) DrNo 30 Garage and Floor Plans & Elevations Sheet 1 (Sales Complex);
- (A0) DrNo 29 Rev D Material Layout;
- (A0) DrNo 28 Rev E Boundary Treatment;
- (A1) DrNo 27 Illustrated Perspectives;
- (A3) DrNo 26-01 Rev A Street Scenes;
- (A3) DrNo 26-02 Rev A Street Scenes;
- (A3) DrNo 25 Rev A House Type H4B1273 Floor Plans & Elevations;
- (A3) DrNo 24 Rev B Location Plan;
- (A3) DrNo 22-3 Rev B House Type H4B1348 V3 Elevations & Floor Plans;
- (A3) DrNo 22-2 Rev B House Type H4B1348 V2 Elevations;
- (A3) DrNo 22-1 Rev B House Type H4B1348V1 Floor Plans;
- (A3) DrNo 21-2 House Type H4B1209 V2 Floor Plans & Elevations;
- (A3) DrNo 21-1 Rev B House Type H4B1209 V1 Floor Plans & Elevations;
- (A3) DrNo 20-2 Rev B House Type H4B1203V2 Floor Plans & Elevations;
- (A3) DrNo 20-1 Rev B House Type H4B1203V1 Floor Plans & Elevations;
- (A3) DrNo 19 Rev A House Type H4B1149 Floor Plans & Elevations;
- (A3) DrNo 18 Rev A House Type H4B1044 Floor Plans & Elevations;
- (A3) DrNo 17-4 House Type H3B1002V4 Floor Plans & Elevations;
- (A3) DrNo 17-3 House Type H3B1002V3 Floor Plans & Elevations;
- (A3) DrNo 17-2 Rev B House Type H3B1002V2 Floor Plans & Elevations;
- (A3) DrNo 17-1 Rev B House Type H3B1002V1 Floor Plans & Elevations;

- (A3) DrNo 16-2 House Type H3B965 V2 Floor Plans & Elevations;
- (A3) DrNo 16-1 Rev B House Type H3B965 V1 Floor Plans & Elevations;
- (A3) DrNo 15 Rev B House Type H3B920 Floor Plans & Elevations;
- (A3) DrNo 14 Rev B House Type H3B904 Floor Plans & Elevations;
- (A3) DrNo 13-2 House Type H3B947 V2 Floor Plans & Elevations;
- (A3) DrNo 13-1 Rev B House Type H3B947 V1 Floor Plans & Elevations;
- (A3) DrNo 12 Rev B House Type H2B835 Floor Plans & Elevations;
- (A3) DrNo 11-3 House Type H3B791 V3 Floor Plans & Elevations;
- (A3) DrNo 11-2 House Type H3B791 V2 Floor Plans & Elevations;
- (A3) DrNo 11-1 Rev B House Type H3B791 V1 Floor Plans & Elevations;
- (A3) DrNo 10-3 House Type H2B753 V3 Floor Plans & Elevations;
- (A3) DrNo 10-2 Rev A House Type H2B753 V2 Floor Plans & Elevations;
- (A3) DrNo 10-01 Rev B House Type H2B753 V1 Floor Plans & Elevations;
- (A3) DrNo 09-2 House Type H2B637 V 2 Floor Plans & Elevations;
- (A3) DrNo 09-01 Rev B House Type H2B637 V1 Floor Plans & Elevations;
- (A1) DrNo 08-2 Rev B H2B660, 664 & 680 Elevations;
- (A1) DrNo 08-1 Rev B H2B660, 664 & 680 Floor Plans;
- (A3) DrNo 07-2 Rev B House Type H1B550 Elevations;
- (A3) DrNo 07-1 Rev B House Type H1B550 Floor Plans;
- (A3) DrNo 06-2 Rev A House Type H1B539 & 605V2 Floor Plans & Elevations;
- (A3) DrNo 06-1 Rev B House Type H1B539 & 605V1 Floor Plans & Elevations;
- (A3) DrNo 05 Rev B House Type H1B538 & 615 Floor Plans & Elevations;
- (A0) DrNo 03 Rev M Planning Layout;
- (A0) DrNo 03-1 Rev L Coloured Planning Layout;
- (A0) DrNo 17121/8 Rev B Refuse Vehicle Tracking;
- (A0) DrNo 17121/3 Rev A Kerbing & Surfacing Plan;
- (A3) DrNo 17121/1 Rev C Drainage & Levels Strategy;
- (A0) DrNo 03 Rev M Planning Layout;
- (A0) DrNo 03-1 Rev L Coloured Planning Layout;
- (A0) DrNo 28 Rev E Boundary Treatment;

- (b) Prior to the commencement of the development hereby permitted a detailed schedule of works for the laying out and planting of the new orchard including the translocation of existing dead and alive trees from the existing orchard and a timing of works shall be submitted to, and approved in writing by, the Local Planning Authority. The detailed schedule of works and timings shall be strictly adhered to in the carrying out of the works;
- (c) The Locally Equipped Area for Play shall be laid out in accordance with the details shown on drawing 1730-L05 rev F and shall be implemented and made available for use to the public prior to the occupation of the 150<sup>th</sup> dwelling hereby permitted and shall thereafter be maintained as such, remaining permanently available and open to the general public;
- (d) (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of occupation of the 100<sup>th</sup> dwelling hereby permitted; (ii) For a period of five years after the completion of the development, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (e) Prior to their installation, full details of the proposed 'green screens' shall be submitted to, and approved in writing by, the Local Planning Authority. All private boundary treatments for the dwellings hereby approved shall be implemented in accordance with the details shown on the drawings hereby approved prior to the occupation of the dwelling to which they relate and shall thereafter be maintained as such. The green screens shall be maintained in accordance with condition 1 (ii) as part of the landscaping scheme;
- (f) The external materials specified on drawing 29 Rev D shall be used in carrying out the development hereby approved and shall thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority;

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

**36/17/0028**

**Change of use of public house and curtilage to 1 No. residential dwelling at Rose and Crown Inn, Woodhill Road, Stoke St Gregory**

**Reason** – The application should be deferred for 6 months pending clarification on marketing in particular viewings and offers received. Investigation of alternative uses and the opportunity for the Parish Council to submit a business plan.

## **18. Appeals**

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

(The meeting ended at 8.06 pm)