

PLANNING COMMITTEE

Minutes of the Meeting held on 25 January 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor S Goss
Councillor B Heywood
Councillor K Mills

Councillor C Morgan
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer – Sue Keal
Planning Officer (Heritage) – Elizabeth Peeks
Legal Advisor – Nick Hill – Shape Partnership Services
Democratic Services Officer – Clare Rendell

P62 Apologies for absence

There were apologies for absence from Councillor I Jones

P63 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 14 December 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner, seconded by Councillor B Maitland-Walker

The **motion** was carried.

P64 Declarations of Interest or Lobbying

Councillor S Dowding declared a personal interest on application No. 3/01/17/009 as he frequented the Public House. Councillor K Mills declared an interest on application No's 3/21/17/113 and 3/21/17/114 as she was the previous portfolio holder for Regeneration and Economic Growth. Councillor P Murphy declared that he had been lobbied on application No. 3/37/17/020. Councillor J Parbrook declared a personal interest on application No's 3/21/17/113 and 3/21/17/114 as she was a member of Minehead Costal Community. Councillor R Woods declared a prejudicial interest on Application No. 3/37/17/020. She declared that she would leave the room during the discussion of this application.

P65 Public Participation

Min	Reference	Application	Name	Position	Stance
-----	-----------	-------------	------	----------	--------

No.	No.				
P66	3/37/17/020	Outline Planning Application with all matters reserved for a residential development of up to 250 dwellings. Liddymore Farm, Liddymore Lane, Williton, Watchet, TA23 0UA	Mr C Mitchell Anne Reeder Mr C Mitchell Mrs Whetlor Mr V Woods Mrs Benham Mr R Strutt Mr R Stendela Mr G Perkins Linda Bulpin Catherine Knee	Speaking on behalf of the school Agent Collier Planning	Objecting Objecting Objecting Objecting Objecting Objecting Objecting Objecting Infavour Infavour
P66	3/21/17/113	Display of 6 No. non-illuminated lectern and wall mounted interpretation panels. The Esplanade, Minehead, TA24 5BE	Cllr A Hadley		Infavour
P66	3/21/17/114	Change of use of land and erection of 8 No. Gabion baskets to form open air exhibition. The Esplanade, Minehead, TA24 5BE.	Cllr A Hadley		Infavour
P66	3/05/17/012	Variation of Condition No. 02 (approved plans) of application 3/05/14/011. Land north of Church Lane, Carhampton	Mr N Ratcliff	Agent	Infavour
P66	3/05/17/013	Erection of 1 No. additional detached dwelling. Land north of Church Lane, Carhampton	Mr Hide Mr N Ratcliff		Objecting Infavour
P66	3/05/17/016	Outline application with all matters reserved, except for means of access, for the erection of 5 No. dwellings and associated works on land adjacent. Garlands, Withycombe Lane, Withycombe, Minehead, TA24 6RF	Cllr Faye Barrington-Capp	On behalf of Carhampton Parish Council	Objecting

P66	3/01/17/009	Display of 4 No. non illuminated directional signs and 1 No. non illuminated 'A' board (retention of works already undertaken). The Bicknoller Inn, 32 Church Lane, Bicknoller, Taunton, TA4 4EL			
-----	-------------	--	--	--	--

P66 Town and Country Planning Act 1990 and Other Matters

Report eight of the Planning Team dated 17 January 2018 (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:

Reference Location, Proposal, Debate and Decision

3/37/17/020 - Outline Planning Application with all matters reserved for a residential development of up to 250 dwellings Liddymore Farm, Liddymore Lane, Williton, Watchet

Comments by members of the public;

- Increase in traffic on Liddymore Road and other local roads;
- Lack of infrastructure;
- Lack of public transport;
- Drainage issues;
- Lack of employment in the town;
- Concerns with access to the site;
- Loss of identity to residents;
- 33 letters of objection were received;
- Issues with sewers in Govier Lane not being able to take extra homes;
- Not a sustainable development;
- Comments by local people needed to be taken into consideration for this development;
- Applicants had been through a comprehensive application process with Officers, Highways as well as engagement with Watchet Town Council, the Head Teacher and Governors of the School and the wider local community;
- No objections had been received by any consultees on any technical matters;

The Member's debate centred on the following issues;

- Master Planning needs to be underway to look at the impact on the town in respect of all planning applications going forward;
- Highway issues;
- Infrastructure issues;
- Traffic assessment not fit for purpose and needed revisiting;
- The scale of the development was too large for the size of the road serving it;
- This site would contribute to future housing needs;
- Access on and off of the site needed looking at;
- Concerns that there were no educational contributions;
- Concerns with the junction to Doniford Road;

Councillor K Turner proposed and Councillor S Goss seconded a motion that the decision to grant outline planning permission be delegated to the Assistant Director Planning and Environment subject to the conditions and legal obligations set out in the Officer report and subject to the additional following assurances:-

- The Traffic Assessment would be reconsidered and that all relevant junctions would be modelled;
- The Educational contributions would be revisited with the Education Authority ; and
- All reserved matters would return to Committee.

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/113 - Display of 6 No. non-illuminated lectern and wall mounted interpretation panels The Esplanade, Minehead, TA24 5BE

Comments by members of the public;

- Funding for this project had come from the EU;
- This application would draw visitors along the seafront;
- The position of the lectern had been carefully positioned to allow visitors to interact with the various features;

The Member's debate centered on the following issues;

- This was just the first part of an exciting lot of funding that is going to help Minehead support tourism;
- Concerns with the marinisation of the signs, how were they going to be protected against sand, ultra violet and salt;
- Concerns that one of the signs was going to be sighted very close to the Gabions. We needed to see how the two interact together;
- Concerns with sign No. 4. Would have preferred to see this situated sufficiently away from the South West Coastal Path which is to be sighted near the open hands, near the Coastal Path marker to indicate that there were different aspects of the Sea Front. Would like to see this location revisited;

- Who would be responsible for the maintenance of the equipment once installed;

Councillor J Parbrook proposed and Councillor K Mills seconded a motion that the application be **Approved** subject to an additional condition 6 being added that the sign would be placed at a reasonable distance away from the Coastal Path Marker.

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/114 - Change of use of land and erection of 8 No. Gabion baskets to form open air exhibition The Esplanade, Minehead, TA24 5BE

Comments by members of the public;

- These Gabions have been built to provide a better impact to visitors and to distract from the Pumping Station and other eyesores in the immediate area;
- The Gabions have been carefully positioned to ensure a 5 meter space between the sea wall and Gabion gallery and to allow unrestricted access along the esplanade;

The Member's debate centred on the following issues;

- Good opportunity to open up this part of the sea front to bring tourist into the town and Harbour;
- Concerns with the weight of the Gabions on services under the tarmac;
- Would like to see that services had been consulted on this;
- Gabions do not fit in with the Conservation area and were a waste of Public money;
- The Gabions clutter the area;
- The Gabions were there to display outside art we need to support this;

Councillor K Mills proposed and Councillor J Parbrook seconded a motion that the application be **Approved**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/05/17/012- Variation of Condition No. 02 (approved plans) of application 3/05/14/011 Land north of Church Lane, Carhampton

Comments by members of the public;

- The proposed scheme would not detract from the setting of the Church;
- This was a minor amendment to the approved scheme;
- No changes to Highway safety;

The Member's debate centred on the following issues;

- Properties were not being increased on this application;

Councillor K Mills proposed and Councillor R Woods seconded a motion that the application be **Approved**.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/05/17/013 Erection of 1 No. additional detached dwelling Land north of Church Lane, Carhampton

Comments by members of the public;

- Drainage problems had not been resolved;
- Wessex Water had not been informed of this development as incorrect address used;
- Proposed dwelling will be the same as already approved;
- No objections had been received from the Highway Authority;
- Wessex Water had not raised any objections to the application;
- New sewer and plastic pipe work to the development would be paid for by the developer;
- Percolation tests would determine the size and location of the soak away to meet the relevant standards under Building Regulations. Underground attenuation crates would be located under the car parking area, subject to detailed design;

The Member's debate centred on the following issues;

- This development must not be to the detriment of existing residents;
- Concerns with sewage flooding issues;
- Percolation tests need to meet building regulations if we are to agree this application;
- Concerns with flooding in this area;

Councillor K Turner proposed and Councillor R Woods seconded a motion that the application be **Approved**.

It was noted that concerns were raised on the discharge of water and sewerage and that the Building Regulations were fully adhered to prior to the start of construction.

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/05/17/016 - Outline application with all matters reserved, except for means of access, for the erection of 5 No. dwellings and associated works on land adjacent Garlands, Withycombe Lane, Withycombe, Minehead

Comments by members of the public;

- Flooding issues;
- Additional housing would put additional strain on the existing sewage system;
- Increased traffic would be detrimental on the rural lane;

The Member's debate centred on the following issues;

- Concerns with surface water flooding;
- Concerns that this application does not conform to Policy TR2 and SC1;
- Concerns with Traffic and Visibility Splays;
- Parish Council concerns with flooding needed to be taken into consideration;

Councillor Maitland-Walker proposed and Councillor P Murphy seconded a motion that the application be **Refused**

Reasons

- The Applicant had not demonstrated that he was able to provide the visibility splays required by Highways standing advice; and
- The Applicant did not meet the following policies of the Local Plan;
- SC1, bullet point D – the development would generate additional traffic movements over Minor roads to and from the County Highway route network;
- TR2 it would have the effect that it would increase movement over a minor road to the national highway network; and
- CC2 The applicant had not demonstrated that the development had been designed to mitigate against any adverse flooding impact which would arise from its implementation or that it would not increase flood risk elsewhere.

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/01/17/009 - Display of 4 No. non illuminated directional signs and 1 No. non illuminated 'A' board (retention of works already undertaken) The Bicknoller Inn, 32 Church Lane, Bicknoller, Taunton

The Member's debate centred on the following issues;

- Signs were vital as the Bicknoller Inn was a small local pub in a popular tourist area;
- Signs were movable and very small and did not cause any obstruction;
- Signs did not retract from the Street Scene;
- Concerns that the signs were advertisements not directional signs;
- Concerns that the A Boards were not safe;

Councillor S Dowding proposed and Councillor K Turner seconded a motion that the application be **Approved**

The **motion** was carried

P67 Exmoor National Park Matters

Councillor B Heywood stated that there was nothing to report this month as there had not been a meeting of the Exmoor National Park Planning Committee.

P68 Delegated Decision List (replies from Officers are in italic)

No queries raised

P69 Appeals Lodged

No appeals lodged

P70 Appeals Decided

Appeal against the erection of a porch to front elevation at The Sanctuary, 55 Cleeve Park, Chapel Cleeve, Old Cleeve, TA24 6JF – appeal dismissed.
(Application No. 3/26/17/009)

Appeal against the erection of a porch to front elevation (amended scheme to 3/26/17/009) at The Sanctuary, 55 Cleeve park, Chapel Cleeve, Old Cleeve, TA24 6JF – appeal allowed. (Application No. 3/26/17/015).

The meeting closed at 9pm