

## SWT Planning Committee

Thursday, 24th June, 2021,  
1.00 pm

The John Meikle Room - The Deane  
House

**Somerset West  
and Taunton**

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**Members:** Simon Coles (Chair), Marcia Hill (Vice-Chair), Ian Aldridge, Mark Blaker, Ed Firmin, Roger Habgood, John Hassall, Mark Lithgow, Chris Morgan, Craig Palmer, Ray Tully, Sarah Wakefield, Alan Wedderkopp, Brenda Weston and Loretta Whetlor

### Addendum

8. Update sheet

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**JAMES HASSETT  
CHIEF EXECUTIVE**

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# **PLANNING COMMITTEE AMENDMENT SHEET**

<b>Planning Committee Date.</b>	24 June 2021
<b>Agenda Item:</b>	5
<b>Application number:</b>	42/21/0004–H1d, Comeytrowe Garden Community
<b>Amended Description:</b>	N/A
<b>Amended Site History:</b>	N/A
<b>Amended Recommendation:</b>	N/A

## **Report Update:**

Since the publication of the report positive discussions have taken place with the Development Consortium regarding two of the primary matters set out in the Officer's report, namely Outline Conditions 26 and 29 and the interrelation with this application covering Parcel H1d. Progress has been made but there are still however a couple of legal issues needing to be resolved.

On the basis of those discussions a verbal update will be given, but Officer's are now recommending to Councillors that the application be approved in principle but delegated to Officer's in collaboration with the Lead Planning Specialist and Chair to resolve the final points of negotiation regarding Outline Conditions 26 and 29.

## **Amended Conditions:**

### Amend Condition 06

Further to additional consultation with the retained Ecology service there is no longer a requirement to include b) – reference to installation of dormouse boxes, as this has already been undertaken. As such c) becomes b) in a revised condition worded as follows:

Works will not in any circumstances commence until:

- a) Construction operatives have been inducted by a licensed dormouse ecologist to make them aware of the possible presence of dormouse, their legal protection and of working practices to avoid harming dormouse. Written confirmation of the induction will be submitted to the Local Planning Authority by the licensed dormouse ecologist within one week of the toolbox talk.
- b) Works potentially affecting dormouse will then proceed under the supervision of the licensed dormouse ecologist.

Reason: A pre-commencement condition in to ensure the strict protection of European protected species and in accordance with Taunton Deane Core Strategy 2011 -2028: Policy CP 8 Environment.

## **Amended/Additional Consultation Responses:**

### Mr Smith – Additional Representation.

Mr Smith questions whether sufficient consultation time has been afforded to amended plans. There is reference within the report to a recent communication from the applicant received during the preparation of the report but the contents of that communication could not yet be made public.

Mr Smith opines "that it would be very difficult to maintain that due diligence has been exercised in the scrutiny of this Application if the unscheduled meeting on the 24th of June takes place, under these circumstances".

*Officer Comment on Mr Smith's representation:*

A set of amended plans showing wide ranging and significant alterations and amendments was received by the Council during May and these were consulted upon for the requisite 3 weeks. This was after 3 weeks consultation on the original submission. It was because of IT and admin issues in ensuring all of the public could see all of the plans online that resulted in this application not being referred to committee previously. Subsequent to that consultation period some additional tweaks to the treatment of a public right of way, landscaping and one pair of houses changing from brick to render in the middle of the site were undertaken, this resulted in the submission of a fresh set of updated plans which were not consulted upon. The matters tweaked by this final set of plans contain changes that had not been requested or objected to or indeed commented on by any member of the public or Parish Council previously and it is at the Council's discretion whether it formally consults on non-material matters.

Other matters/submissions referred to relate to the discharge of Conditions which the public are not consulted upon. The report makes clear, and Councillors will be briefed fully at the Committee meeting, on matters they are being asked to determine. Officers can assure Mr Smith, and indeed Councillors, that due diligence has been exercised by officers in the assessment of this application.

Mr Smith has made several representations on this application and none of them comment on specifics of the design and layout of the scheme which were the topics of the principal amendments, so further reiterating he has not been prejudiced by this common approach.

Neighbourhood Plan Representation

The applicant has provided a specific response to the NP rep and this is attached.