

SWT Planning Committee

Thursday, 24th June, 2021,
1.00 pm

The John Meikle Room - The Deane
House

**Somerset West
and Taunton**

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

(Pages 3 - 4)



**JAMES HASSETT
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. At the start of the meeting the Chair will confirm if all or part of the meeting is being recorded and webcast. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Members of the public are welcome to attend the meeting and listen to the discussions. There is time set aside at the beginning of most meetings to allow the public to ask questions. Speaking under "Public Question Time" is limited to 3 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chair will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate. Except at meetings of Full Council, where public participation will be restricted to Public Question Time only, if a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chair will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group. These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room. Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

The meeting room, including the Council Chamber at The Deane House are on the first floor and are fully accessible. Lift access to The John Meikle Room, is available from the main ground floor entrance at The Deane House. The Council Chamber at West Somerset House is on the ground floor and is fully accessible via a public entrance door. Toilet facilities, with wheelchair access, are available across both locations. An induction loop operates at both The Deane House and West Somerset House to enhance sound for anyone wearing a hearing aid or using a transmitter. For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please email: governance@somersetwestandtaunton.gov.uk

PLANNING COMMITTEE AMENDMENT SHEET

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