

SWT Planning Committee - 12 March 2020

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Sue Buller, Marcia Hill, Mark Lithgow, Simon Nicholls, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston, Loretta Whetlor and Gwil Wren

Officers: Martin Evans (Shape Legal Partnership), Tracey Meadows (Democracy and Governance), Rebecca Miller (Principal Planning Specialist), Alex Lawrey, Jo O'Hara, Ursula Fay and Abigail James

Also Present: Councillors

(The meeting commenced at 1.00 pm)

137. **Apologies**

Apologies were received from Councillors Aldridge and Morgan

138. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the Planning Committee held on the 20th February 2020 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 20th February be confirmed as a correct record.

Proposed by Councillor Habgood, seconded by Councillor Marcia Hill

The **Motion** was carried.

139. **Declarations of Interest or Lobbying**

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Application No	Description of Interest	Reason	Action Taken
Cllr R Habgood	42/19/0053	Tack Member	Personal	Did not take part in the vote
Cllr Marcia Hill	42/19/0053	One of the speakers was known to Cllr Hill	Personal	Spoke and Voted
Cllr S Nicholls	42/19/0053	Ward Member for Comeytrove	Personal	Spoke and did not take part in the debate or vote
Cllr C Palmer	3/26/19/0024	Is known to the	Personal	Did not take part in

		applicant		the debate or vote
Cllr L Whetlor	42/19/0053	One of the speakers was known to Cllr Whetlor	Personal	Spoke and Voted

140. **Public Participation**

Application No.	Name	Position	Stance
42/19/0053	Cllr J Hunt Cllr S Nicholls Cllr H Farbahi Cllr A Wedderkopp Cllr S Wakefield	Ward Member Ward Member Ward Member	
	Mr A Kent	On Behalf of Trull PC	
	Mrs S Grant	Local Resident	
	Mr A Sawyer	Local Resident	
	Mr M Ginger	On behalf of the Taunton Area Cycling Campaign	
	Ms C Warburton	Local Resident	
	Ms J Wooldridge	On behalf of Trull PC	
	Mr T Smith	On behalf of Trull PC	
	Mr B Larcombe	Chair of Comeytrowe PC	
	Tessa Dean	Local Resident	
3/26/19/016	Mr A Paul	On behalf of the applicant	Infavour
45/19/0024	Mr L Turner	Applicant	Infavour
	Mr M Thomas	Planning Agent	Objection
	Ms R Randell		Objection
	Mr C Richie	Local Resident	Infavour
	Mr M January	Local Resident	Infavour
	Mr D Nurcombe	Local Resident	Infavour
	Mr I Hayter	Local Resident	Infavour
	Mr P Harwood	Local Resident	Infavour
	Mr H Gresswell	Local Resident	Infavour

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141. **42/19/0053**

Application for approval of reserved matters following outline application 42/14/0069 for construction of the strategic partnership infrastructure associated with the Western Neighbourhood, including the spine road and infrastructure roads; green infrastructure and ecological mitigation; strategic drainage, earth re-modelling works and associated retaining walls on land at Comeytrove/Trull

Comments by members of the public included;

- Flooding issues and run off on site;
- The application was not yet ready to be approved;
- Concerns with the negative impact on neighbouring properties;
- Green buffer zone was needed to mitigate impact;
- Concerns with the road layout;
- Bio diversity issues;
- Concerns with the loss of habitat;
- Concerns with the loss of hedgerows;
- Concerns that there had not being a mitigation statement since 2013;
- Concerns for the Dormice on site;
- Concerns that the application would increase car dependency and cause gridlock on a main arterial road;
- How will the design integrate with the new road network;
- Concerns with the cycling and walking infrastructure;
- A good suds scheme was needed on the site;
- A Masterplan was needed;
- No mention of the Neighbourhood Plan, Community Involvement or Secondary School;
- This application would double the population of Trull/Comeytrove;
- Concerns that Affordable Housing allocation had been reduced to 17%;
- No climate change was taken into account;
- Concerns with the Bus Lane;
- Onsite water storage;
- Concerns that Dipford Road would become a rat run;
- Concerns that this application has not been updated since 2014;

Comments by members included;

- Flooding issues;
- Ecological mitigation issues;
- Concerns that the Spine Road will not be implemented until a later date;
- A cycle path was needed on the A38;
- Concerns with the relocation of Dormice on site;

- Removal of Hedgerows;
- The application was in Flood Zone 1;
- Concerns with the discharge of surface water on the site;
- Bat mitigation;
- Concerns with the loss of Social Housing;
- No involvement with the community;
- This application complies with the NPPF;

At this point in the meeting a 5 minute break was called for

- Concerns with the layout and appearance;

Councillor Coles proposed and Councillor Habgood seconded a motion for the application to be APPROVED with amended conditions as per update sheet.

Noted that Cllr Marcia Hill abstained and Cllr Habgood did not take part in the vote.

The **motion** was carried

142. **3/26/19/016**

Erection of 9 No. dwellings with associated access, landscaping, public open space, drainage and footpath works. Former Nursery Site, A39, Washford, Watchet

Comments from members of the public included;

- There was a positive response from consultees;
- Provisions for Wildlife had been made;
- Local contractors were to be used for the application;
- A new footpath would be created to link into the town;
- The development would provide 3 additional homes for Washford;
- The hedgerows along with the Oak Tree would be protected;
- The new footpath would provide a safe route for cyclists;

At this point in the meeting a half hour extension was called for.

Comments from members included;

- The development was sympathetic to the surrounding buildings;
- Concerns with the access onto and from the site;
- Flooding issues;
- Concerns with who will maintain the wildlife buffer after 5 years;
- Pleased to see that a brown field site is being used for this development;
- Concerns with the speed limit on the road;
- Concerns with the wildlife on the site;
- Concerns with the lighting and surface on the footpath;
- Would the footpath be of a sufficient width to allow wheelchair use;

Councillor Coles proposed and Councillor Sully seconded a motion for the application to be **Approved** subject to legal agreement delegating powers to chief planning specialist; and discussions with the ecologist to ensure that all necessary planning conditions in relation to ecology are imposed.

The **motion** was carried

Noted that Cllr Palmer abstained from the vote

143. **45/19/0024**

Demolition of stables and erection of 2 No. detached dwellings with garages, parking and associated works at Bashford Stables, West Bagborough Road, West Bagborough (resubmission of 45/18/0019)

Comments made by members of the public included;

- The development was out of keeping with existing properties;
- The site was not suitable due to its size;
- The development would cause harm to the Conservation area;
- This would set a precedent for back land developments;
- This development would have no economic value for the village;
- There was no evidence that more housing was needed in the village;
- The village was changing in nature, extra housing was needed to encourage younger people back into the village;
- The Parish Council did not have any objections to this development;
- Younger children were needed in the village;

At this point in the meeting a 30 minute extension was called for.

- This development would be constructed in local stone;
- No impact on the village;
- The site was suitable to develop;
- The development did not impact on the Conservation area;
- This was a sustainable development;
- No objections from Somerset County Council;
- No access issues;

Comments made by members included;

- The development was badly located (wrong houses in the wrong place);
- The houses were too large for the existing plot;
- Over development of the site;

Councillor Marcia Hill propose and Councillor Sully seconded a motion for the application to be **REFUSED** as per officer recommendation;

The **Motion** was carried.

144. **Access to information - Exclusion of Press and Public**

145. **Tonedale Mills, Wellington**

Tonedale Mills, Wellington

Comments from Members included;

Councillor Whetlor left for this item

- This was a national site of interest and Members needed to be fully behind this;

Councillor Marcia Hill proposed and Councillor Habgood seconded a motion for the recommendation to be approved.

The **motion** was carried

(The Meeting ended at 5.24 pm)