

SWT Planning Committee - 9 July 2020 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Sue Buller, Dixie Darch, Ed Firmin, Roger Habgood, Mark Lithgow, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), John Burton (Planning Nationally Significant Infrastructure Specialist), Ursula Fay (Planning Specialist), Roy Pinney (Shape Legal), Sarah Wilsher (Planning Officer), Nick Bryant and Tracey Meadows (Democracy and Governance)

Also Present: Councillors

(The meeting commenced at 1.00 pm)

25. **Apologies**

Apologies were received from Councillor Morgan

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

(Minutes of the meeting of the Planning Committee held on 25 June 2020 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 25 June 2020 with amendments be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Coles

The **Motion** was carried.

27. **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	Agenda No	Reason	Action Taken
All Councillors	42/20/0006	Received correspondence from Mr Smith	Spoke and Voted
Cllr M Blaker	09/20/0006	Ward Member	Spoke and Voted
Cllr S Buller	42/20/0006	Visited Site. Did not 'fetter discretion'	Spoke and Voted

28. **Public Participation**

Application No.	Name	Position	Stance
42/20/0006	Ms C Warburton	Local resident	Objecting
	Mr A Sawyer	Local resident	Objecting
	Mr T Smith	Local resident	Objecting
	Wing Commander Kent	Local resident	Objecting
	Ms T Dean	Trull Parish Council	Objecting
	Ms J Wooldridge	Trull Parish Council	Objecting
	Mr L Turner	Barton Wilmore	In favour
	Cllr S Nicholls	Ward Member	Objecting

29. **42/20/0006**

Application for approval of reserved matters following Outline Application 42/14/0069 for the appearance, landscape, layout and scale for the erection of 70 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works (Phase 1a Parcel H1b) on land at Comeytrove/Trull

Comments from Members of the public included:

- These are mean, scraping the barrel houses;
- Homes do not meet the National Design Guidance Charter or the principles of Garden Town;
- Homes were not Carbon neutral;
- Lack of electric charging points;
- Concerns with the appearance, layout, Eco features and Garages;
- Lack of tenure and accommodation for all ages;
- Parking issues will create difficulties for emergency vehicles;
- Concerns with the lack of renewable energy planning on the site;
- Concerns that the houses would not be in keeping with the existing area;
- Future proofing was needed on the site;
- Mature trees and hedges needed to be incorporated into the proposal;

- Affordable Housing should be distributed across the site and not grouped together;
- Concerns that the external space was inadequate;
- The SUDS scheme was not currently acceptable;
- Concerns with the lack of detailed information on the disposal of both surface and foul water on the site;
- Concerns that the pumping station was not mentioned in the original application;
- Concerns with the impact on the local community in terms of flood risk;
- Concerns that the planning application was not compliant with several Neighbourhood Plan Policies;
- The applicants have committed to working in partnership with the Local Authority to help deliver this important site and will deliver the new and affordable homes that Taunton needs;
- Huge amounts of public consultation has taken place with the local people, businesses, schools, stakeholders, officers and Central Government to help prepare a masterplan for the site;

Comments made by Members included:

- This was a difficult site to develop as it is in a valley;
- Would like to see some stone faced houses as the scheme is pretty dull;
- Concerns that the Parish Council were not brought on board;
- Neighbourhood concerns need to be taken into consideration;
- Concerns with the removal of the hedgerows without consultation;
- Concerns that the entrance from the A38 was not in this plot;
- Concerns with the accessibility of the homes for people with limited mobility;
- Concerns that the pocket park was a distance from the affordable housing placement;
- Concerns that the size of the affordable houses were too small and not pepper potted around the site;
- The Place maker comments was not given enough weight;
- No Climate Policy in this development;
- Material issues need to be considered very carefully;
- The homes were not unique to Taunton;
- Concerns with the density of the site;
- Developers need to keep up with viability issues;
- This was not a sustainable development;
- Putting trees around an estate does not make it a Garden Town;
- Footpaths need to be divided to make it safe for both pedestrians and cyclists;
- Concerns with the courtyard parking proposed on the site;
- Concerns with the proposal for rendering on the properties;

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

- The design did not incorporate Zero Carbon homes;

- This scheme needs to be an exemplary site;

At this point in the meeting a further half hour extension was proposed.

Councillor Buller proposed and Councillor Lithgow seconded a motion for the application to be **Deferred**.

This motion was lost.

Councillor Habgood proposed and Councillor Coles seconded a motion for **Reserved Matters** to be **Approved** as per Officer Recommendation.

The **Motion** was carried

Members took a 10 minute break after this application

30. **09/20/0006**

Formation of vehicular access, gates and associated parking area plus hare landscaping consisting of patio areas, retaining walls and steps at The Old Waterworks, Chipstable

No representations were received from the public on this application;

Members made the following comments;

- This will be an improvement to the property;

Another half hour extension was proposed.

Councillor Lithgow proposed and Councillor Habgood seconded a motion for **Conditional Approval** to be approved.

The **Motion** was carried

31. **Latest appeals and decisions received**

Noted that three decisions and eleven appeals had been received.

(The Meeting ended at 5.45 pm)