

SWT Planning Committee - 8 October 2020 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Dixie Darch, Roger Habgood, Chris Morgan, Craig Palmer, Derek Perry, Ray Tully, Brenda Weston, Keith Wheatley and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), Martin Evans (Shape Legal Partnership), Abigail James (Planning Specialist), Alex Lawrey (Planning Specialist), Karen Wray (Planning Specialist), Jo O'Hara (Specialist - Heritage at Risk) and Tracey Meadows (Democracy and Governance)

Also Present: Councillor Janet Lloyd

(The meeting commenced at 1.00 pm)

82. Apologies

Apologies were received from Councillors Buller (who has now stood down from the Planning committee), Firmin, Lithgow and Sully.

83. Minutes of the previous meeting of the Planning Committees

(Minutes of the meetings of the Planning Committee's held on 6, 20 August, 3 and 17 September 2020 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 6, 20 August, 3 and 17 September 2020 be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Whetlor

The **Motion** was carried.

84. 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	Minute No.	Description of Interest	Reason	Action Taken
Cllr M Blaker	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr S Coles	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr D Darch	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr R	44/19/0017	Letter received	Personal	Spoke and Voted

Habgood		from applicant		
Cllr Mrs Hill	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr C Morgan	44/19/0017, Confidential item	Letter received from applicant	Personal	Spoke and Voted on 44/19/0017 only
Cllr C Palmer	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr R Tully	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr B Weston	44/19/0017	Letter received from applicant	Personal	Spoke and Voted
Cllr L Whetlor	44/19/0017	Letter received from applicant	Personal	Spoke and Voted

85. **Public Participation**

Application No.	Name	Position	Stance
43/20/0061	Wellington Town Council Cllr Janet Lloyd	Wellington TC Member	Objecting Objecting
44/19/0017	S Shorney P Weymouth A Boyd Mr Quinlan A Smith Cllr Janet Lloyd	Local resident Local resident Local resident Local resident Agent Ward Member	

86. **Advice from Natural England regarding the high levels of phosphates in the Somerset Levels and Moors.**

The Council has recently received a letter from Natural England about the high levels of phosphates in the Somerset Levels and Moors. The same letter has also been sent to the other Local Planning Authorities in Somerset.

In light of a court Judgement (known as Dutch N), Natural England have advised SWT that, in light of the unfavourable condition of the Somerset Levels and Moors Ramsar Site, before determining a planning application that may give rise to additional phosphates within the catchment, competent authorities should undertake a Habitats Regulations Assessment (HRA).

The types of development include:

- New residential units – including tourist accommodation, gypsy sites /pitches
- Commercial developments – new commercial floor space including extensions to existing, change of use from one business to another where

there is an increase in employees and/or to a use that would impact on wastewater

- Agricultural Development – additional barns, slurry stores etc. where it is likely to lead to an increase in herd size
- Prior Notifications of agricultural development where, as a result of the development, the herd size may increase. Also, prior notifications for change of use of office to dwellings and agricultural buildings to dwellings
- Anaerobic Digesters
- Possibly some tourism attractions

As a consequence of the above some items which would otherwise be considered by this planning committee namely applications **42/20/0031** and **21/20/0009** will no longer be determined at this committee. Officers are working on a resolution to this matter and carefully considering how and when these applications can be determined in light of the above. Officers are also liaising with colleagues in the other Somerset planning authorities to ensure a consistent County-wide approach to the issue.

87. **42/20/0031 - DEFERRED/WITHDRAWN**

Application for approval of reserved matters in respect of appearance, landscape, layout and scale, following outline application 42/14/0069, for Phase H1A for the erection of 76 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 on land at Comeytrove/Trull

Application Deferred

88. **21/20/0009 - DEFERRED/WITHDRAWN**

Replacement of agricultural storage building with the erection of 1 No. detached dwelling with associated works at Three Ashes, Langford Common Road, Langford Budville

Application Deferred

89. **43/20/0061**

Change of use of land to domestic at the side of 21 Sylvan Road, Wellington (resubmission of 43/19/0103)

Comments from members of the public included;

- Concerns with the visibility splay when exiting Birch Road onto Sylvan Road from a south westerly direction;
- The road is used as a rat run into Wellington;
- Concerns with the cars parked on the very narrow road;
- Concerns with the height of the fence;
- The site is an open plan site;
- Concerns with the height of the Conifers on the site;

Comments from Members included;

- Concerns with safety issues on the road;
- Concerns with visibility issues;
- Concerns with the hedge height;
- Concerns with the height of the fence;
- Concerns with the loss of green space;

Councillor Hill proposed and Councillor Coles seconded a motion for the application to be given **Conditional Approval** as per Officer Recommendation.

The **motion** was carried

90. **44/19/0017**

Erection of building for mixed agricultural and dog agility training use (retention of works already undertaken) Brook Farm, Rackfield, Wellington

Comments from members of the public included;

- Rackfield is a Public Pedestrian Right of Way with vehicular access limited to the residents only which is maintained by the frontage's of the properties who use the access;
- Concerns with the increased traffic on a single track lane;
- Concerns with noise from the dogs barking;
- Concerns on the environmental impacts to local residents;
- Concerns with the impact of the AstroTurf flooring in a level 2 flood zone and leeching into the watercourse;
- Concerns that without diversification of the farm these types of businesses cannot survive;
- The activity makes best use of the applicants skill set and integrated well with the farming operation and can be managed to ensure that no significant offsite impacts occur;
- Concerns from local residents regarding dog barking activities have been addressed;

Comments from Members included;

- Concerns with access issues;

- Concerns with barking dogs;
- Concerns with the hours of business;
- A condition requiring the dog training to cease in 18 months' time should noise impact prove to be unreasonable should allay concerns for residents;
- No issues raised by SCC;

Councillor Hill proposed and Councillor Coles seconded a motion for Conditional Approval **APPROVED** as per officer recommendation with noise management measured and itemised in the conditions;

The **motion** was carried.

At this point in the meeting Councillor Blaker left the meeting.

A 5 minute comfort break was proposed.

91. **3/32/20/004**

Outline application with some matters reserved, except for access and scale, for the erection of 5 No. dwellings at Tanyard Farm, 16 Castle Street, Stogursey, TA5 1TG

Committee update

The recommendation of approval is subject to a Section 106 Legal Agreement for off-site play contributions totalling up to £16,641 for the entire development. This was not made clear when the application was previously brought before committee on the 23 July 2020. Advice from SWT's Legal service stated that it was considered a requirement to bring back the item to committee to allow for the amended recommendation to be evaluated by committee members.

Comments from Members included;

- There were lots of play equipment for younger children in Stogursey, could the off-site play contributions be used to provide facilities for youngsters with Mental Health provisions due to the Covid-19 pandemic;

Councillor Hill proposed and Councillor Coles seconded a motion for a Section 106 legal agreement to be **APPROVED** for off-site play contributions;

The **motion** was carried.

Only members of the committee that were present at the previous meeting on the 23 July 2020 were able to vote on this application.

92. **Latest appeals and decisions received**

Latest appeal and decisions noted

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

94. **Confidential item**

At the start of the presentation Councillor Morgan left the meeting.

An extension of 30 minutes was proposed and seconded

Proposed by Councillor Hill seconded by Councillor Coles

Resolved that the Planning Committee approved the recommendations numbered 7, 1-2 within the confidential report.

(The Meeting ended at 4.30 pm)