

## SWT Planning Committee - 29 April 2021 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Dixie Darch, Roger Habgood, John Hassall, Mark Lithgow, Chris Morgan, Craig Palmer, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), Alex Lawrey (Planning Specialist), Karen Wray (Planning Specialist), Mary Pike (Planning), Briony Waterman, Michael Hicks (Planning Specialist), Sue Southwell and Tracey Meadows (Democracy and Governance)

Also Present: Councillors Cavill and Rigby

(The meeting commenced at 10.00 am)

### 145. **Apologies**

Apologies were received from Councillor Andy Sully.

### 146. **Minutes of the previous meeting of the Planning Committee**

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

**Resolved** that the minutes of the Planning Committee held on 18 March 2021 be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Lithgow.

The **Motion** was carried.

### 147. **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	Item No.	Description of Interest	Reason	Action Taken
Cllr S Coles	Item 7	Lobbied by applicant. Discretion not fettered.	Personal	Spoke and Voted
	Item 10	Know to applicant. Not fettered	Personal	Did not take part in the debate or vote

Cllr D Darch	Item 7	Lobbied. Discretion not fettered	Personal	Spoke and Voted
	Item 10	Know to applicant. Not fettered	Personal	Did not take part in the debate or vote
Cllr R Habgood	Item 5	Volunteer Ranger for the AONB	Personal	Spoke and Voted
	Item 7	Contacted by Langford Budville PC. Discretion not fettered	Personal	Spoke and Voted
Cllr M Lithgow	Item 7	Lobbied, not fettered.	Personal	Spoke and Voted
Cllr C Morgan	Item 5	Ward Member. Lobbied. Discretion not fettered.	Personal	Spoke and Voted
Cllr C Palmer	Item 7	Lobbied, not fettered.	Personal	Spoke and Voted
	Item 9	Known to applicant	Personal	Did not participate or vote on the application
Cllr R Tully	Item 8	Member of West Monkton PC	Personal	Participated in the debate and did not vote

148. **Public Participation**

Application No.	Name	Position	Stance
3/18/21/002	Bruce Eyley	Vice-Chair Kilve PC	Objecting
	Jon Colvin	Architects	In favour
48/19/0065	Mr & Mrs Harron	Applicant	In favour
	Cllr Cavill	Local Resident	Objecting
3/26/19/016	Falcon Rural Housing Geoff Williams	Old Cleeve PC	In Favour Objecting

149. **3/18/21/002**

**Installation of camera and 2 No. ticket machines with hard surfacing and internal road layout with removal of 4 No. signs and redundant ticket machine (retention of park works already undertaken) at Kilve Beach Car Park, Sea Lane, Kilve, KILVE**

**Comments from members of the public included:**

- The car park extension was constructed with no planning permission, no consultation and no survey of the need for more parking space's;
- Concerns with the position of the number plate recognition camera;
- Concerns with the lack of mobility for impaired people on the site;
- Concerns with the style of signage, they need to be replaced with National Trust/National Park/AONB style;
- The protective verges need to be replanted with native species;
- The ticket machine needs to be repositioned with accessibility in mind;
- The 15 - minute grace period needs to be extended before penalties were applied;
- No objections have been raised by the Conservation Officer, Highways, County Ecologist or the PROW Officer;
- Concerns from the Environment Agency had been addressed;
- The application site lies within the area of land leased to West Somerset District Council for use as a car park;
- Hard standings had been removed from the application for an area of planting of native species;
- Revenue from the car park supported the public lavatories and litter collection on the site;
- Previous ticket machines had been vandalised so the new machines had been heavily influenced by this;
- Concessions had been offered to the Parish and the Cricket club had enjoyed unfettered access along with an offer of season tickets for local residents;
- The applicant was happy to continue to offer the amenity of the car park and public lavatories to the general public but it had to operate on a commercial basis;

**Comments from Members included:**

- Concerns with the effect of this application on the area of historic value in Kilve;
- Concerns that the ticket machine was sited too far away from the parking spaces;
- Flooding concerns on the site due to the hard surfacing of the road;
- Accessibility issues on site for the disabled;
- Concerns that these changes were not in keeping with the SSSI and the AONB;
- Concerns with how the proposal would impact the facilities for the public;
- Highway issues;

- Concerns with non – native flower planting;
- Concerns with the visual impact of the signs;
- No planning reasons to refuse this application;

At this point in the meeting Cllr Whetlor joined the meeting.

Councillor Morgan proposed and Councillor Aldridge seconded a motion for the application to be **REFUSED**

The motion was **lost**.

Councillor Coles proposed and Councillor Lithgow seconded a motion for the application to be **APPROVED** as per Officer Recommendation.

The motion was carried.

150. **21/20/0009**

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

**No representations were received for this application from the public**

**Comments from Members included;**

- The application was a sympathetic well-designed structure;
- The application was against our policies;
- The proposal was outside of the settlement limit;
- No nearby amenities;
- Sustainability issues;

Councillor Hill proposed and Councillor Morgan seconded a motion for the application to be **REFUSED** as per Officer Recommendation.

The motion was carried

At this point Councillor Morgan left the meeting.

151. **21/21/0005**

**Erection of a single storey extension to the rear and canopy at the front of the ancillary accommodation know as Cosy Cott at Toms House, Langford Budville Road, Langford Budville**

**No representations were received from the public for this application.**

**Comments from Members included;**

- Concerns with the overdevelopment of the site;
- The development was outside of the settlement limit of the village;
- The proposal would add to increased traffic;

Councillor Darch proposed and Councillor Palmer seconded a motion for Conditional Approval to be **APPROVED** as per Officer Recommendation.

The motion was carried

At this point in the meeting a 30 minute break was proposed and seconded.

152. **48/19/0065**

**Change of use of land from agricultural to canine activity training facility, provision of hard standing, field shelter and alterations to access on land at Cherry Grove Rise, Yalway Road, West Monkton**

**Comments from members of the public included;**

- The choice of field and its intended use would be in keeping with the Local and National Planning requirements and unlikely to raise insurmountable issues;
- Overall responses were supportive of the application;
- Native hawthorn and holly would be planted in the sparse sections of the hedgerow to enhance the biodiversity of the field and benefiting the wildlife;
- The field would benefit the wider community;
- The proposal would support the dogs behaviour in this calming, quiet space;
- Concerns with the lack of a Landscape Officer report;
- Concerns that no consideration had been given for the recent positioning of the field shelter. This should be moved to the South East corner of the field to lessen the impact;
- The chain link metal fence was incongruous and was a blot on the landscape;
- The site was on the escarpment of the Quantocks;
- Concerns with the detrimental impact to the life stock in the surrounding fields;
- Concerns that the sound of barking dogs could be heard in the village;
- Concerns with increased car movements to the area;
- Concerns with the landscape impact;
- Training days need restricting to weekdays only;
- Policies SS1 and SS2 needed protection;
- Concerns with visual amenities;
- This application was a blot on the landscape as it was highly visible;

**Comments from Members included;**

- Noise concerns for the residents of Gotten House Nursing Home;
- Concerns with the positioning of the Deer fence;
- Concerns with the ecological impact on the site;
- Highway issues and increased car journey's;
- Concerns that this was a temporary application that could not be unpicked after the 2 year permission;
- A landscape Officer report was needed for the site;
- The application was in the wrong place for this type of activity as the cows were used to grazing in peace;
- Concerns that there was no water supply on the site;
- The activity should be restricted to Monday to Friday only;

Councillor Lithgow proposed and Councillor Habgood seconded a motion for the application to be **DEFERRED** for a Landscape Officer Report and to also restrict the number of days per annum that the facility could be used.

The motion was carried

At this point in the meeting a 30 minute extension was proposed and seconded.

153. **3/26/19/016**

**Update report for the erection of 9 No. dwellings with associated access, landscaping, public open space, drainage and footpath works at Former Nursery Site, A39, Washford, Watchet**

**Comments by members of the public included;**

- The Association was due to start on site on the 3 May 2021 to build five social rented units of accommodation for local people;
- This application would deliver the rare commodity of a registered provider, providing excellent quality , and affordable social rented housing in perpetuity for the local people of the Parish;
- Falcon rural decided that the scheme should be progressed on the understanding that it would need to look to make savings to reduce the cost prior to starting on site;
- Concerns with the busy A39 and the lack of a footpath for residents;
- Concerns that no revised site layout plans had been submitted;
- No consultation with Old Cleeve Parish Council;
- Concerns with the S106 reduction;
- Reduction of costs would deprive the Parish Council of the funds required to provide public open space in Washford;

**Comments by Members included;**

- Concerns with the loss of the footpath;
- Concerns with the loss of the S106 monies that would be detrimental to the village of Washford;
- Concerns with the lack of play equipment in Washford;

- Falcon Rural delivered spectacular Social homes in rural settings;

Councillor Hill proposed and Councillor Coles seconded a motion for the **APPROVAL** of the proposed amendment to the S106 agreement and Condition 9 as per Officer recommendation.

The motion was carried

At this point in the meeting a 30 minute extension was proposed and seconded.

Councillors Coles and Darch were placed in the zoom waiting room as they both declared a prejudicial interest for the next item on the agenda.

154. **38/21/0014**

The Vice-Chair, Cllr Hill took the Chair for this item.

**Variation of Condition No's 2 (Approved Plans), 04 (Landscaping Scheme), and 06 (Wildlife Strategy) of application 38/17/0281 on land south of Weir Lodge, 82 Staplegrove Road, Taunton**

**No representations were received from the public for this application**

No comments other than supporting the application were made by Members;

Councillor Habgood proposed and Councillor Hill seconded a motion for Conditional Approval to be **APPROVED** as per Officer recommendation.

The motion was carried.

155. **Appeals lodged and decisions received**

**Appeals lodged and decisions received noted.**

At this point in the meeting a 30 minute extension was proposed and seconded.

(The Meeting ended at 2.38 pm)