

SWT Planning Committee - 23 July 2020 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

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

Officers: Martin Evans (Shape Legal Partnership), Rebecca Miller (Principal Planning Specialist), Alex Lawrey (Planning Specialist), Jeremy Guise (Planning Specialist), Sarah Wilsher (Planning Officer) and Tracey Meadows (Democracy and Governance)

Also Present: Councillors Nick Bryant and Amy Tregellas

(The meeting commenced at 1.00 pm)

39. Apologies

Apologies were received from Councillor Lithgow

40. 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 Declaration	Reason	Action Taken
All Cllrs	3/32/20/004	Letter/email from AAH Planning	Personal	All spoke and voted
All Cllrs	3/32/20/009	Letter/email from Strongvox	Personal	All spoke and voted
All Cllrs	3/32/20/011	Applicant was a member of the Planning Committee	Personal	All spoke and voted
Cllr C Morgan	3/32/20/009 3/32/20/011	Lobbied Personal application	Personal Pecuniary	Spoke and Voted Will leave the meeting before the application is discussed
Cllr C Palmer	3/32/20/009	Application discussed at Minehead PC	Personal	Spoke and will not vote
Cllr R Tully	3/32/19/023	Correspondence received	Personal	Spoke and Voted
Cllr L Whetlor	3/21/20/033	Is aware of the	Personal	Spoke and Voted

		North Hill Action Group		
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41. **Public Participation**

Application No.	Name	Position	Stance
3/32/20/004	R Cooze	MD Queenwood Developments	Infavour
3/32/20/009	C Heal	Local resident	Objecting
	J Heal	Local resident	Objecting
	C Collins	Local resident	Objecting
	T Calvert	Local resident	Objecting
	R Crowther	Local resident	Objecting
	Stogursey PC	Local PC	Objecting
	Strongvox Homes	Applicants	Infavour
3/21/20/033	North Hill Action Group		Objecting
	Cllr Venner	Ward Member	Objecting

42. **3/32/19/023**

Outline application with some matters reserved except for access for the erection of up to 35 No. dwellings, Land south of High Street, Stogursey

Applicant withdrawn by applicant

43. **3/32/20/004**

Outline application with some matters reserved except for access for the erection of up to 5 No. dwellings. Tanyard Farm, 16 Castle Street, Stogursey

Comments made by Queenwood stated that:

- The main point raised by Stogursey PC and Historic England relates to design and layout. These will be discussed before submission of a detailed application in order to develop a scheme which is satisfactory to both;
- As part of the flood risk assessment, the Hydrologist will be designing an attenuation pond located in the field adjoining the site to mitigate the flow of water in the stream which eventually discharges at the bottom of Castle Street, via a series of old stone culverts into Stogursey Brook;

Comments by Members included:

- Discussions with the developer was needed for the development to be in keeping with the area;
- Stogumber was under a great deal of pressure to provide housing, this was a good mix;
- Concerns that there was no improvements on the infrastructure in the village;
- Concerns with flooding and heritage in the village;
- Would like to see more Carbon Neutral Homes;
- Concerns with the removal of hedgerows and trees;
- The development was not detrimental to the area;

Councillor Morgan proposed and Councillor Buller seconded a motion for Outline Planning Permission to be **APPROVED**

The **Motion** was carried

44. **3/32/20/009**

Erection of a residential development comprising of 27 No. dwellings, relocation of children's play area and associated works (resubmission of 3/32/19/019) Land at Paddons Farm, Stogursey ,Bridgwater

Comments made by members of the public included:

- Concerns with the repositioning of the Children's play area;
- Concerns that the out of sight play area could encourage anti-social behaviour;
- Concerns with limited parking space and parking congestion;
- The new development would cause disruption to the locally settled residents;
- The site has been left unattended by Strongvox for 11 years;
- Concerns with the devaluation of properties on the existing estate;
- Strongvox need to return and complete its original application submitted in 2007;
- The roads in and out of the village are very narrow, construction traffic would cause congestion;
- There is no consideration for existing home owners/residents;
- Concerns that the original S106 was not adhered to by Strongvox;
- Concerns with dust and debris once the development takes place;
- Confirmation was needed on the Condition for the land marked as burial ground to be kept as grassland;
- Concerns with the lack of public services in the area;
- The proposals would make appropriate provision for parking and be consistent with the aims and objectives of Policy T/8;
- The proposed mix of housing would reflect the pattern of development and density of housing which exists in the locality;

- The proposed gardens would be a similar size to existing gardens in the area;
- The proposed parking spaces would be within a very short and convenient distance from the dwellings they would serve and would be within a very short and convenient distance from the dwellings they would serve and would not compromise the functionality of the site;
- The proposed increased density of housing would not result in a form of development that appeared to be cramped or that the site could be considered to be overdeveloped;
- The proposals would not be harmful to the character and appearance of the surrounding area;
- The proposals would preserve the significance and setting of the Conservation Area and, through the completion of the site, would represent an enhancement that complies with Policies NH1 and NH13;
- No harm to the significance or setting of the heritage assets would arise;
- The remaining open space available at Paddons Farm would be in excess of that required;
- The proposals would comply with the provisions of Policy R/5: and
- Policy R/7 is not applicable;

Comments made by Members included:

- The residents want to see this development completed;
- Concerns with parking on the site;
- The Children's area needs to be sited in a new location away from the Brook and trees;
- Sustainability issues;
- Concerns for the lack of public transport in the village;
- No charging points for electric cars;
- The layout of the site was not beneficial for accessibility issues;

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

- Concerns with the affordable housing provision on the site;

Councillor Tully proposed and Councillor Hill seconded a motion for Full Planning Permission to be **APPROVED**

The **Motion** was carried

45. **3/21/20/033**

Erection of 1 No. single storey dwelling with garage under-croft and associated site works (resubmission of 3/21/19/085) Hillside barn, Moor Road, Minehead

Comments made by members of the public included:

- Concerns with the lack of insignificant changes from the previous application;
- The development should include an non –reliance on car usage;
- The proposal would represent a creeping inclusion of residential development into an unspoilt valley with landscape views and acts a gateway to both the North Hill Conservation Area in Minehead and the outer fringes of the Exmoor National Park;
- The application was within 50m of the buffer zone;
- Concerns that this development was of a large ranch style property in a small scale and unspoilt valley;
- The amenity of the area would be harmed;
- The only changes to this new application is the moving of the building footprint to within 50m of the existing property;
- The application would have a serious impact upon the surrounding area and a massive visual impact from Moor Road;
- The site is very close to two identified Wildlife sites;
- The application is outside of the development limit line of Minehead;
- The site is not included in the SWSHLAA;

Comments made by Members included:

At this point in the meeting another half an hour extension was proposed

- Concerns that this development was visible from the National Park;
- This was not the right site for a home;
- Conservation area concerns;
- Concerns with the roof height;
- The design was sympathetic with the surrounding area;
- Development rights need to be removed;
- Sustainability issues;
- Highway issues;

Councillor Sully proposed and Councillor Hill seconded a motion to **APPROVE** Full Planning Permission;

The **Motion** was carried

46. **3/32/20/011**

At this point in the meeting another half an hour extension was proposed and Councillor Morgan left the meeting.

Erection of a single storey extension to the side and rear. 14 Town Close, Stogursey, TA5 1RN

No comments were received on this application.

Councillor Habgood proposed and Councillor Weston seconded a motion to **APPROVE** Full Planning Permission.

The **M**otion was carried

47. **Latest appeals and decisions received**

Noted that one appeal decision had been received

(The Meeting ended at 5.15 pm)