

SWT Planning Committee - 16 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, Chris Morgan, Craig Palmer, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), Alex Lawrey (Planning Specialist), Abigail James (Planning Specialist), Martin Evans (Shape Legal Partnership), Nick Bryant, Jo Humble (Lead Specialist - Affordable Housing), Chris Hall and Tracey Meadows (Democracy and Governance)

Also Present: Councillors Ben Willmott, Mike O'Dowd, Jon Fellingham and Charles Cox

(The meeting commenced at 1.00 pm)

32. Apologies

Apologies were received from Councillor Sully

33. 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
Cllr I Aldridge	20/20/0011	Directed public to procedure issues.	Personal	Spoke and Voted
Cllr M Blaker	3/37/18/015 20/20/0011	Correspondence received. Discretion not fettered	Personal	Spoke and Voted
Cllr S Buller	20/20/0011	Correspondence from resident	Personal	Spoke and Voted
Cllr S Coles	20/20/0011	Correspondence received	Personal	Spoke and Voted
Cllr D Darch	3/37/18/015 20/20/0011	Not at the original meeting so unable to vote. Also letter from resident; Ward Member. Discussed at KSM PC.	Personal	Spoke and did not Voted
Cllr E Firmin	20/20/0011	Ward Member	Personal	Spoke and Voted

Cllr R Habgood	3/37/18/015 20/20/0011	Correspondence received. Discretion not fettered.	Personal	Will abstain for this item
	07/20/0011	At PC meeting when this application was being discussed. Declared that he knew Cllr R Williams		
Cllr Mrs Hill	3/37/18/015 20/20/0011	Correspondence received. Discretion not fettered	Personal	Spoke and Voted
Cllr M Lithgow	3/37/18/015 20/20/0011	Correspondence received. Did not respond	Personal	Spoke and Voted
Cllr C Palmer	3/37/18/015 20/20/0011	Correspondence received. Discretion not fettered	Personal	Spoke and Voted
Cllr R Tully	3/37/18/015	Not at the original meeting so unable to vote	Personal	Spoke and Voted
Cllr B Weston	3/37/18/015 20/20/0011	Correspondence received. Discretion not fettered	Personal	Spoke and Voted
Cllr L Whetlor	3/37/18/015	Correspondence received. Not responded. Clarification sought from the Monitoring Officer on points in correspondence	Personal	Spoke and Voted

34.

Public Participation

Application No.	Name	Position	Stance
3/37/18/015	S Westmacott	Local Resident	Objecting
	A Fouracre	Local Resident	Objecting

	Mr & Mrs Agg	Local Resident	Objecting
	J Martin	Local Resident	Objecting
	A Thatham	Local Resident	Objecting
	H Speering	Local Resident	Objecting
	Rev J Speering	Local Resident	Objecting
	R Wood	Local Resident	Objecting
	A Mills	Local Resident	Objecting
	I Enters	Local Resident	Objecting
	S Garcia-Vince	Local Resident	Objecting
	S Bird	Local Resident	Objecting
	P Barrell	Local Resident	Objecting
	A Nunn	Local Resident	Objecting
	JFranklin	Local Resident	Objecting
	P Gannon	Local Resident	Objecting
	Dr P Levy	Local Resident	Objecting
	D Robson	Chairman, Lorna Doone Watchet Management Company	Objecting
	Dr A King	Director & Principal Geologist Geckoella Ltd	Objecting
	Dr D Evans	Watchet Conservation Society	Objecting
	M Lee	Agent	Infavour
	Cllr Aldridge	Ward Member	Objecting
	Cllr Whetlor	Ward Member	Objecting
07/20/0011	Mr & Mrs Rigby	Local resident	Objecting

	Mrs Venn	Applicant	Infavour
20/20/0011	Mr and Mrs Cashmore	Local resident	Objecting
	SCC Cllr, R Williams	Local resident	Objecting

35. **3/37/18/015**

Outline application with all matters reserved, except for access, for the residential redevelopment of agricultural Land for 136 dwellings with the creation of a new vehicular access (closure of existing), provision of estate roads, pathway, new public rights of way, cycleways and open recreational space. Also, partial re-alignment of existing public highway (Cleeve Hill).

Comments from members of the public included:

- Concerns with the adverse effect that the development will have on the land lower down the hill to Watchet;
- Concerns with the visual impact and pollution to the town;
- There has been no justification as to why the site has been brought forward early from 2026;
- Concerns with the fast eroding cliffs at West Bay, two further falls in the last four months;
- Concerns with the instability of Cleeve Hill;
- Concerns with the further subsidence behind Lorna Doone;
- The site was of geological and historical importance;
- The road system through the town was inadequate and cannot be improved without major destruction to the towns architecture;
- Sensors confirm that there has not been any movement in the road around Daws Castle for 25 years;
- No need for a new Costal Road;
- Concerns that no Geological Survey has been carried out;
- No need for 136 new homes with four storey terraced houses on the skyline in this location;
- Watchet has already exceeded its housing quota;
- Concerns that no new infrastructure planned;
- The application would contravene the Council's legal obligation in terms of affordable housing;
- Concerns that this site was now superfluous due to another site being available at the Wansborough Mill;
- There is no bus route along Cleeve Hill, to get out of Watchet cars are the only option;
- Concerns with the lack of employment in Watchet;
- Access to Watchet was a serious issue with the new road and footpaths joining Cleeve Hill at a point where it is very narrow and without footpaths for 300 metres;
- The land is waste land an eyesore and ripe for development that will enhance the town and its surroundings;

- This development is essential to allow the road/transport link is maintained;
- The road link will be borne by the Developer not the Council;

Comments from Members included:

- Concerns with the land stability on the site;
- Concerns that no geological study had been supplied;
- Concerns with the movement of the land behind Lorna Doone;
- Concerns with the access to and from Watchet;
- Residents will be reliant on cars to access the site;
- Concerns with the attenuation tanks above the ground on the front of the site;
- Concerns that a desk top study will not show up faults on the site;
- Concerns with the lack of affordable housing on the site, this needs to be 35%;
- Concerns with viability on the site;

At this point in the meeting a short break was called for.

- Concerns that the proposal was not the same as the one proposed in January 2020;
- The road needed to be rerouted before we agreed permission;
- Concerns with the increased traffic on the small narrow streets and pavements in the town of Watchet;
- It was not logical to build houses to support the coast;
- Concerns with pedestrian access to the site;

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

- This site had been identified in the Local Plan;
- The road redevelopment can take place without this application;
- Affordable housing was short in West Somerset;

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

Reasons

- Lack of Affordable housing (Policy target not being met);
- Lack of Land Stability report;
- Concerns with the pedestrian access to and from the site;

The **Motion** was carried

36. **07/20/0011**

Change of use of land and buildings from equestrian/agricultural use to a camping site with the buildings providing facilities incidental to the holiday use and also for the use of holding up to 8 No. events per year (weddings/family parties) with erection of extension to building, formation of footbridge over leat and installation of foul drainage at Mill House Equestrian Centre, Hele Road, Bradford On Tone (resubmission of 07/19/0011) (retention of part works already undertaken)

Comments from members of the public included:

- Concerns with noise impact on the nearby residential neighbours;
- Diversification of the site has been necessary due to a steady downturn of the equestrian business;
- The application allows use of the outbuildings as an ad-hoc wedding venue for a maximum of up to 8 weddings/events annually;
- No concerns from highways;
- A noise mitigation strategy had been submitted;
- Many letters of support for the scheme had been received from local residents and businesses;
- The scheme will create local employment and support an existing rural business;

At this point in the meeting a further extension of 30 minutes was proposed.

Comments from Members included:

- Noise concerns;
- Traffic concerns;
- Concerns with the siting of the cesspit;
- The scheme will bring in tourism and extra revenue;

Proposed by Councillor Lithgow, seconded by Councillor Whetlor that Conditional Approval be **APPROVED**.

The **Motion** was carried

At this point in the meeting a further half hour extension was proposed and Councillors Blaker and Morgan left the meeting.

37. **20/20/0011**

Change of use of land from agricultural to domestic at Ilbeare, Cattlewash, Fitzroy Road, Norton Fitzwarren (retention of works already undertaken).

Comments from members of the public included:

- Concerns with the grade of the land;
- Concerns with the loss of agricultural land;
- Concerns with the size of the application proposed;

- This change of use will set a huge precedent and will be economically catastrophic for rural Somerset;
- Concerns that the dogs and the kennels were the cause of the present difficulty on site;
- Local residents cannot enjoy a peace and quiet in their garden due to constant dog barking;
- The dog exercise area extends right up to the Public Right of Way separated only by a wire fence and has intimidated local residents from using the footpath due to the dogs barking and jumping up to the fence;

Comments from Members included:

- Concerns with the Public Footpath not being accessible due to the big intimidating dogs;
- The dog run needs to be away from the public boundary;
- Condition for a large hedge/ fence was needed to block the view from the Public Right of Way;
- Concerns that the application sounds like a commercial activity;

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

- A condition to limit the number of dogs was needed on this site;
- Concerns that this was a creeping development;

Councillor Aldridge proposed and Councillor Buller seconded a motion for the application to be **DEFERRED**

Reasons

- For Officers to discuss with the applicant their need for the use of the land and what they applied for covered what they need to use it for;
- Fence and boundary along the Rights of Way;

The **Motion** was carried

38. **Latest appeals and decisions received - no items received**

No appeals or decisions were received.

(The Meeting ended at 6.35 pm)