

SWT Planning Committee - 25 November 2021

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Roger Habgood, John Hassall, Mark Lithgow, Chris Morgan, Craig Palmer, Ray Tully, Sarah Wakefield, Brenda Weston, Keith Wheatley and Loretta Whetlor

Officers: Rebecca Miller, Alison Blom-Cooper, Martin Evans, Jeremy Guise, Abigail James, Darren Roberts, and Tracey Meadows

Also Present: Alex Skidmore, Somerset County Council Highways

(The meeting commenced at 1.00 pm)

69. Apologies

Apologies were received from Councillors Firmin and Morgan.

70. Minutes of the previous meeting of the Planning Committee

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

Resolved that the minutes of the Planning Committee held on 25 November be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Lithgow

The **Motion** was carried.

71. 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 Interest	Reason	Action Taken
Cllr R Tully	48/21/0055	Ward Member for the application and a member of West Monkton PC Planning Committee. Did not take part in any of the	Personal	Spoke and Voted

All Councillors	3/39/20/003	debate. Email correspondence from the applicant and members of the public.	Personal	Spoke and Voted
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72. **Public Participation**

Application No.	Name	Position	Stance
3/39/20/003	M Terrett-	Local resident	Objection
	statement read out by the Clerk.	Williton PC	
	Lucy Naylor read out statements on behalf of Cllr White and Cllr Payne	Agent Savills	Objection
	Mr P Grubb		In favour
	Mark Richards		In favour
26/12/0005	Andrew Preston – Agent GTH	Agent GTH	In favour
	Cllr Wren	Ward Member (via Zoom)	
48/21/0055	Louise Thomas	Local resident	
	Lucy Wyatt	Local resident	
	Charles Kay	Local resident	

73. **3/39/20/003**

Outline application (with all matters reserved) for the erection of up to 350 dwellings (comprising of a mix of dwellings sizes and types and affordable housing), approximately 1,000sqm of flexible uses within Use Class E (limited to offices, R&D and light industrial), vehicle access, public open space, sports and recreational facilities, footpaths, cycle ways, enhancements to the Barrows scheduled monument including information boards, landscaping and associated works: land to the West of Williton, off Priest Street, Williton.

Comments from members of the public included;
(summarised)

- Concerns regarding increased traffic, especially HGV's and lorries passing through the village;
- Concerns regarding the inept traffic plan to put a roundabout outside of the Co-op;

- Concerns that lorries unloading their deliveries were using the Fire Station forecourt to turn around;
- concerns with struggling local surgeries, dentists and schools in the area;
- Flooding;
- The development must contribute to the improvement of traffic and transport management within the village;
- The allocated sites in Williton should be delivered subject to an indicative masterplan incorporating approximately 406 dwellings, 3 hectares of compatible non residential uses and the enhancement of Battlegore Barrow Cemetery;
- The development must be facilitated by the appropriate integrated provision of transport, community and flood risk management;
- The development must not lead to unacceptable impacts;
- Concerns with the loss of parking spaces;
- Concerns with unloading facilities in Williton;
- Concerns with the affect of the vitality of Williton;
- Contrary to Local Plan policies;
- A need for a new road up to the Five Bells road was needed to improve connectivity;
- Highway concerns;
- The Lead Local Flood Authority and Environment Agency had provided formal written responses to confirm the proposed development was acceptable in respect of flood risk and the strategy for surface water drainage;
- The proposals deliver a net benefit to Williton in terms of alleviating flood risk;
- The site was sustainable in Highway terms as no new roundabouts were proposed;

Comments from Members included;
(summarised)

- Concerns with traffic congestion;
- Flooding and drainage issues;
- Concerns with the oversubscription of the Doctors surgery;
- Concerns with the overcrowded bus service;
- Concerns with the lack of walking and cycling routes;
- Concerns that this was not an ideal site for this development;
- The site was identified for development in the Somerset Local Plan;
- Concerns with the lack of Social Housing;
- Concerns with biodiversity on the site;
- Concerns with the lack of a relief road in the plan;
- The development would need a good bus service;

At this point in the meeting a 30-minute extension was proposed

- This development was not fulfilling Policy WI2 of the Local Planning Policy;

Councillor Aldridge proposed and Councillor Whetlor seconded a motion for the application to be Refused the motion **failed**.

Councillor Hill proposed and Councillor Habgood seconded a motion for **Outline Approval** to be approved subject to a S106 agreement.

The motion was carried.

74. **3/05/20/001**

Application for Outline Planning permission with some matters reserved (except access) for the erection of 5 No. Dwellings. Land off Withycombe Lane, Carhampton

Application withdrawn from the committee agenda as progress on the S106 has been made;

75. **26/21/0005**

Erection of security fencing and change of use of yard areas for external storage for a period of 12 months at Unit 6 Poole Industrial Estate, East Nynehead Road, Nynehead

Comments from members of the public include;

(summarised)

- The business was operating lawfully under existing conditions;
- Occasional out of hours usage;
- Units with aggregate and heavy machinery would be stored away from properties in the near vicinity;
- The applicant was keen to mend relationships with the neighbours;
- Concerns with the operating hours of the site and the disturbance to neighbours;

Comments from Members included:

(summarised)

- Concerns with the noise and dust on the site;
- This application would be a massive improvement to the site and alleviate the difficulty that neighbours were facing;
- Vigilance was needed on the site;
- The applicants had greatly improved the site;

Councillor Hill proposed and Councillor Habgood seconded a motion for **Conditional Approval** to be granted in line with the Officer Recommendation.

The motion was carried.

76. **38/21/0013**

Approval of Reserved Matters, following Outline permission 38/12/0203, for the landscaping and specification of the Local Equipped Area for Play (LEAP) within Phase 2, on land at Killams Drive, Taunton

Comments by Members included;
(summarised)

- Concerns that the play equipment was not accessible;

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

Councillor Hill proposed and Councillor Habgood seconded a motion for **Conditional Approval** to be granted subject to the case officer having a discussion with the developer regarding accessible play equipment being installed.

The motion was carried.

77. **48/21/0055**

Notification for prior approval for the installation of 1 No. 15 metre high monopole supporting 6 No. antennas, 4 No. equipment cabinets and development works ancillary thereto at Land at Yallands Hill, Monkton Heathfield

Comments made by members of the public included;
(summarised)

- West Monkton PC had a responsibility to protect the public from radiation from these 5g masts;
- Concerns with siting, appearance and design;
- Concerns that 5g was a toxic pollutant;
- Biodiversity concerns;
- The masts should be sited away from properties;

Comments made by Members included;
(summarised)

- The mast would improve 4g signals;
- An exclusion zone was needed around the antennas;
- Concerns with the siting of the mast on a village road;
- Concerns with the proximity of the mast to the school and nearby properties;
- Concerns with the size and appearance;
- Concerns with the size of the cabinet;
- Better technology was needed for the village;

Councillor Hill proposed and Councillor Habgood seconded a motion for Prior Approval to be **GRANTED** as per officer recommendation.

The motion was carried.

At this point in the meeting a 15-minute break was taken.

78. **10/21/0016**

Replacement of bungalow with a two-storey detached dwelling at The Beeches, Taunton Road, Churchinford

Application withdrawn from the agenda due to an incomplete report being published

79. **Latest appeals decisions received**

Decisions noted.

(The Meeting ended at 4.52 pm)