

SWT Planning Committee - 28 April 2022

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Roger Habgood, John Hassall, Mark Lithgow, Vivienne Stock-Williams, Ray Tully, Sarah Wakefield, Brenda Weston, Keith Wheatley and Loretta Whetlor

Officers: Alison Blom-Cooper, Martin Evans (Shape Legal Partnership), Richard Boyt and Tracey Meadows

Also Present: Alex Skidmore (Somerset County Council Highways) via Zoom

(The meeting commenced at 1.00 pm)

132. Apologies

Apologies were received from Councillors Firmin and Palmer.

133. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 7 April 2022 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 7 April 2022 be confirmed as a correct record.

Proposed by Councillor Hill seconded by Councillor Whetlor.

The **Motion** was carried.

134. 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	All Items	Wiveliscombe	Personal	Spoke and Voted
Cllr S Coles	All Items	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr Mrs Hill	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	All Items	Wellington	Personal	Spoke and Voted
Cllr R Tully	All Items	West Monkton	Personal	Spoke and Voted
Cllr S	Item 6	Ward Member.	Personal	Spoke and Voted

Wakefield		Item discussed at the PC meeting and spoken to villagers. Discretion not 'fettered'.		
Cllr B Weston	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr L Whetlor	All Items	Watchet	Personal	Spoke and Voted

135. **Public Participation**

Application	Name	Position	Stance
30/21/0022	Mr Lehner	Applicant	In favour

136. **3/26/19/016 - Erection of 9 No. dwellings with associated access, landscaping, public open space, drainage and footpath works. Former Nursery Site, A39, Washford, Watchet, TA23 0NT**

Comments from Members included;
(summarised)

- Concerns with the management of green spaces;
- Concerns with the site due to the proximity of the A39;
- A general management plan was needed to maintain the buffer;
- Concerns that there was no Affordable Housing on the site;
- Satisfied that there were no concerns raised by Highways or the Ecologist;

Councillor Hill proposed and Councillor Habgood seconded a motion for the amendments to be APPROVED as per Officer recommendation below and the update sheet which states;

The consideration here is only regarding access alterations and a change to an ecology condition. SCC comments have been incorporated and the decision to approve the proposals already made, last in April 2021 by committee. The concerns about the long term maintenance of the public open space and wildlife buffer are shared by officers and this will be incorporated in the S106 by enlisting the services of the proposed management company who can be held to task in the future.

Recommendation;

1. That the Committee agrees to the revised access layout;
2. That the Committee agrees the revised bat corridor layout and the related revision to the wording of Condition 15;
3. Subject to the above revisions, that delegated authority be given to Officers to grant planning permission subject to the conditions set out in the Committee report dated 21 April 2021 and the prior completion of a Section

106 legal agreement to secure the planning obligations described in that report.

The motion was carried.

137. **30/21/0022 - Erection of 1 No. detached bungalow with detached double garage and alteration to access arrangement, on land adjacent to Matthews Farm, Blagdon Hill Road, Blagdon Hill**

Comments from a member of the public included;
(summarised)

- There were no Highway concerns with this application;
- This was the first application with a Phosphate Mitigation strategy proposed;
- Concerns from local residents that the proposed Orchard would be commercial were false;

Comments from Members included;
(summarised)

- Highway concerns for emerging vehicles on the site;
- Concerns that the access was substandard due to the width;
- Concerns with the cumulative effect on the site due to there already being three properties on the site;
- Concerns with how the Phosphate Mitigation strategy would be sustained on site;
- Concerns with the amount of traffic and speeding vehicles in the village therefore signs to reduce speeding were needed;
- Pleased to see that this was the first application to come before the Committee with a Phosphate Mitigation strategy;

Councillor Hill proposed and Councillor Habgood seconded a motion for Conditional Approval to be APPROVED subject to prior completion of a Section 106 legal agreement to ensure nutrient neutrality;

This motion was lost, 5-6;

Councillor Aldridge proposed and Councillor Lithgow seconded a motion for the application to be refused on Highway grounds;

This motion was a tie, 6-6;

Councillor Hill proposed and Councillor Habgood seconded a motion for Conditional Approval to be APPROVED subject to prior completion of a Section 106 legal agreement to ensure nutrient neutrality;

The motion was carried 6-7 with the Chair casting his vote. The Committee supported the Officer Recommendation, however concerns were raised with the intensification of the access to the site regardless of Highway comments'

(The Meeting ended at 3.20 pm)