

## SWT Planning Committee - 15 September 2022

Present: Councillor Simon Coles (Chair)

Councillors Steve Griffiths, Roger Habgood, John Hassall, Mark Lithgow, Craig Palmer, Vivienne Stock-Williams, Ray Tully, Brenda Weston, Keith Wheatley and Loretta Whetlor

Officers: Alison Blom-Cooper, Martin Evans (Shape Legal Partnership), John Burton, David Galley Darren Roberts, Kieran Reeves and Tracey Meadows

(The meeting commenced at 9.30 am)

### 30. Apologies

Apologies were received from Councillors Aldridge, Firmin, Hill, Palmer, Stock-Williams and Wren.

### 31. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 18 August circulated with the agenda)

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

Proposed by Councillor Habgood, seconded by Councillor Lithgow

The **Motion** was carried.

### 32. 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	Description of Interest	Reason	Action Taken
Cllr M Blaker	14/21/0047 HYB.	Personal	Spoke and Voted
Cllr S Coles	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	Wellington	Personal	Spoke and Voted
Cllr R Tully	West Monkton	Personal	Spoke and Voted
Cllr B Weston	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr K	Wellington	Personal	Spoke and Voted

Wheatley			
Cllr L Whetlor	Watchet. Ward Member for 3/39/22/006	Personal	Spoke and Voted

All Councillors that they had declared they had received correspondence for application 14/21/0047 HYB

33. **Public Participation**

Application No	Name	Position	Stance
14/21/0047 HYB	Ian Jewson	Planning Consultant	In favour
25/21/0038	Mr T Catherall	Norton Fitzwarren PC	In favour
	Mr S Hughes	SWT Officer	In favour
C/32/22/001	Mr A Goodchild	EDF Energy	In favour
3/39/22/006	Mr Teare (via zoom)	Property Consultant	In favour

34. **Tree Preservation Order SWT54 40 Newlands Road, Ruishton**

**Comment from Members included;**

- Concerns with the impact on the tree if crowned;
- Concerns with damage to the drains due to the tree roots;

Councillor Habgood proposed and Councillor Lithgow seconded a motion for Permission to be **GRANTED** as per Officer recommendation.

The motion was carried.

35. **14/21/0047/HYB Application for a Hybrid Planning application for Outline planning permission wit all matters reserved, except for access related to the A38, for the second phase of the Monkton Heathfield development comprising of a residential and mixed use Garden Neighbourhood including up to 1210 No. dwellings, up to 4.83 hectares of land for strategic employment uses, 8 hectares of land for a through school, mixed use district centre, community facilities, green infrastructure, drainage works, land for a 600 No. space 'Bus and Ride' facility, relief road (EER2) and associated works and for Full planning permission for the erection of 240 No. dwellings with access, including temporary access arrangements, and associated infrastructure works on land east of the A38, south of Walford Cross, Monkton Heathfield**

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

(summarised)

- The NPPF required local planning authorities to approach decisions in a positive and creative way and work proactively with applicants, Strategic allocations required long-term planning, collaborative working, willing landowners and investment from a prospective developer and a common aim from all involved to achieve success;
- The applicant engaged in four years of pre-application discussions before submitting the application which comprised a vast library of supporting material;
- The applicants worked with the local Parish Councils on this project;
- The applicant had undergone three design review panels and engaged with the Council's Masterplan process for the site which has now being abandoned;
- Concerns that the Council could not deal with complex development proposals;
- The applicant encouraged elected Members of the Council to oversee future discussions as this would help build trust again and maintain transparency for all involved;

#### **Comments from Members included;**

(summarised)

- The proposed proposal was not as it could be. Deferral of this application would be the correct way to go to see significant improvement that met all parties concerns to delivery an exemplary scheme that we can all be proud of and not one that was clearly not acceptable at the moment;
- Concerns with the claims regarding the planning process and how our planners had responded in terms of timings;
- Concerns with the previous MH1 development and the lack of the promised relief road which was 5 years late along with the school which was 3 years late. All the information Officers required for this application should have been available. This was a Garden Town, and we need to get this site correct;
- Concerns that the phosphate mitigation measures had not been addressed along with the absence of Social Housing allocation;
- Concerns that consultees concerns had not being answered by the developers;

Councillor Habgood proposed, and Councillor Whetlor seconded a motion for the application to be **DEFERRED**

#### **Reasons –**

- i) That the application be deferred to allow opportunity for significant revisions to address the recommended reasons for refusal and in accordance with a timeline agreed through a Planning Performance Agreement and informed by the use of the Quality Review Panel.

- ii) That had the application proceeded to determination at this stage, Planning Committee would have been minded to refuse permission in accordance with the recommended reasons for refusal. If sufficient progress is not made within 6 months towards a revised scheme officers in consultation with the Chair and Vice Chair have delegated authority to refuse the application;

The motion was carried.

36. **25/21/0038 Change of use of land with additional works to playing fields, Stembridge Way, Norton Fitzwarren**

**Comments from members of the public included;**  
(summarised)

- The application was fully supported by the Parish Council and residents of Norton Fitzwarren;
- Work on this project needed to be started to allow the pitch to be ready for the 2022/23 football season;
- The application was much needed in Norton Fitzwarren and would enable the use of a disused field to enable residents to play football, play tennis and enjoy an informal use kick about on the multi-use games area;
- Extensive ecological survey has not indicated any issues on the site;
- Maintenance of the site would revert to the Parish Council after 1 year to ensure ongoing maintenance of the site;

**Comments from Members included;**  
(summarised)

- Pleased with this multi-use facility;
- Concerns with the accessibility to the venue. We needed to make sure that people in wheelchairs can access the supporter's area and that the disabled parking spaces were co-located with an accessible entrance;
- We need to make sure that these facilities were fully DBA compliant;
- Concerns that residents were promised this facility in a recent political campaign which was inappropriate. Planning Committee was where these matters were decided not in a political pamphlet;

Councillor Lithgow proposed and Councillor Hassall seconded a motion for permission to be **GRANTED** subject to Conditions.

The motion was carried.

At this point in the meeting a 10 minute break was proposed and seconded.

37. **C/32/22/001 Modification of Schedule 17 of S106 Agreement dated 27 January 2012 in relation to planning permission 3/32/10/037. Hinkley Point C, Stogursey, Bridgwater**

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

(summarised)

- The Bond no longer served a useful purpose;
- The project was now 50% complete and employed 3,000 local people;
- The project would begin to generate electricity from unit 1, June 2027 and unit 2 a year later;
- The increased budget for the project has been reviewed and agreed;
- The need to complete the project has never been stronger with the circumstances going on in the world at present;

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

(summarised)

- 11.1 in the Agenda report summarised this recommendation. “Council is extremely unlikely to exercise its 'step-in rights' without the financial security the bonds offer, but equally, it is considered extremely unlikely that the Council would exercise its 'step-in rights' even if the financial security of the bonds was to continue”;
- Concerns for the motivation to change this modification;

Councillor Griffiths proposed and Councillor Weston seconded a motion for **APPROVAL** as per officer recommendation –

That the application under Section 106A(3)(a) of the Town and Country Planning Act 1990 for modifications to the planning obligations contained in Schedule 17 of the s106 Agreement dated 27th January 2012 accompanying approval 3/32/10/037 (the 'Site Preparation Works permission'), should be approved;

The motion was carried.

At this point in the meeting Cllr Blaker left.

38. **3/39/22/006 Conversion of buildings of part of former print works into a mixed use development. North Street**

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

(summarised)

Due to poor connection issues only a small part of the comments was recorded these included;

- We have looked at objections and reviewed concerns over boundary agreements;
- We would ensure that clear communication takes place with neighbours to satisfy neighbours' concerns;
- The Planning Officer was thanked for his assistance in the planning process;

**Comments from Members included;**  
(summarised)

- Concerns with the size of the parking bays;
- Concerns with the size of the living space;
- Williton does not need more housing, it needed more businesses and office space;
- Concerns with the narrow road to and from the development;
- Concerns with the proposed siting of the crossing;
- Concerns that the area looked cramped with residents concerned with their boundaries;

Councillor Habgood proposed, and Councillor Lithgow seconded a motion for Permission to be **GRANTED** subject to Conditions as per Officer recommendation.

The motion was carried.

39. **Latest appeals received**

Appeals noted.

(The Meeting ended at 12.40 pm)