

## SWT Planning Committee - 10 December 2020 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Dixie Darch, Roger Habgood, Mark Lithgow, Janet Lloyd, Chris Morgan, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), Martin Evans (Shape Legal Partnership), Abigail James (Planning Specialist), Alex Lawrey (Planning Specialist), Sarah Wilsher (Planning Officer) Nick Bryant (Assistant Director Strategic Place Planning) Amy Tregellas (Governance Manager) and Tracey Meadows (Democracy and Governance)

(The meeting commenced at 1.00 pm)

### 109. Apologies

Apologies were received from Councillors Aldridge and Blaker.

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

(Minutes of the meeting of the Planning Committee held on 19 November 2020 circulated with the agenda)

**Resolved** that the minutes of the Planning Committee held on 19 November 2020 be confirmed as a correct record with an amendment to application 36/19/0034 to reflect the seconder of the motion to approve the application.

Proposed by Councillor Coles, seconded by Councillor Hill

The **Motion** was carried.

### 111. 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 L Whetlor	3/39/20/014	Applicant is known to Cllr Whetlor.	Personal	Spoke and Voted

### 112. Public Participation

Application No	Name	Position	Stance
3/05/20/001	Carhampton PC		Opposing
3/26/20/004	Mr Blackborow WYG on behalf Applicant	Local resident  Agent	Opposing  In Favour

113. **3/05/20/001**

**Application for outline planning permission with some matters reserved (except for access) for the erection of 5 No. dwellings at Land off, Withycombe Lane, Carhampton, TA24 6RF**

**Comments made by members of the public included;**

- Concerns with flooding;
- Concerns with additional vehicle movements each day;
- Concerns with major problems at the junction of Withycombe Lane;

**Comments made by member included;**

- Concerns with the removal of the hedgerow;
- Concerns with water run off on the site;
- Good public transport from the site;

Councillor Sully proposed and Councillor Hill seconded a motion for **Conditional Approval** subject to a S106 signing and a unilateral undertaking.

The motion was carried.

114. **3/26/20/004**

**Erection of 9 No. dwellings with associated works including drainage, landscaping and highway works at Field adjacent to Station Road, Washford**

**Comments made by members of the public included;**

- Dust, smells and vibration;
- Traffic congestion;
- Light pollution from street lighting;
- Loss of privacy;
- Increase traffic;
- Loss of habitat and potential flooding;
- Concerns with the destruction of the Countryside and village;
- Highway concerns;
- The application was fully compliant with the Council's adopted Development Plan;

- The development provides local benefits including affordable housing, pedestrian improvements and public open space contributions;

### **Comments made by members included;**

- Concerns that Affordable homes were out of financial reach for normal people;
- The site should be for Social Housing only;
- Concerns with the speed limit on the road and the unmanned crossing;
- Concerns with flooding issues on site;
- Concerns with increased traffic on the A39;
- Concerns with loss of the countryside;
- Concerns with the slope, landscaping on the site needed;
- Concerns with the heritage site, Cleeve Abbey;

Councillor Hill proposed and Councillor Sully seconded a motion for Conditional Approval to be **APPROVED** subject to a S106 and an informative note to the applicant stating;

### **Landscaping**

The Planning Committee requested that the landscaping scheme, which is subject to a planning condition, includes an increased number of trees towards the brow of the hill.

### **Uncontrolled crossing**

The Planning Committee requested that the highways authority consider that the restricted speed limit of 30mph for Washford is extended further west along the A39 to ensure pedestrian safety, and that appropriate signage is used on the eastern and western approaches to the uncontrolled crossing along the A39.

### **Archaeology**

The application site is close to designated and non-designated heritage features including the remains of Cleeve Abbey, a Scheduled Ancient Monument, and Washford Mill. Whilst the site is not subject to any national or local heritage designations there is potential for archaeological remains to be uncovered during construction.

The applicants are reminded of their duties and responsibilities under relevant legislation (see below) if any archaeological remains are found during the construction phase of the development hereby approved. If unexpected archaeology is found on the site the developer should contact the Somerset County Council archaeologist immediately. There are important additional legal requirements where development affects human remains. It is an offence to disturb human remains without proper authority.

Ancient Monuments and Archaeological Areas Act (1979)  
National Heritage Act (1983)

Treasure Act (1996)  
National Heritage Act (2002)

The motion was carried.

At this point in the meeting a 10 minute break was approved and Councillor Morgan left the meeting.

115. **3/39/20/014**

**Erection of first floor extension over garage and associated alterations at 3 Dovetons Drive, Williton, Taunton, TA4 4ST**

No comments were received on this application.

Councillor Habgood proposed and Councillor Hill seconded a motion for Conditional Approval to be **APPROVED**.

The motion was carried.

116. **Latest appeals and decisions received**

Latest appeals and decisions noted.

(The Meeting ended at 3.43 pm)