

SWT Planning Committee - 10 June 2021

Present: Councillor Simon Coles (Chairman)

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

Officers: John Burton (Planning Nationally Significant Infrastructure Specialist), Jeremy Guise (Planning Specialist), Martin Evans (Shape Legal Partnership), Alison Blom-Cooper (Assistant Director), Tracey Meadows (Governance and Democracy) and Clare Rendell (Governance and Democracy).

Also Present: Councillor D Mansell

(The meeting commenced at 1.00 pm)

10. Apologies

Apologies were received from Councillors Firmin, Morgan and A Wedderkopp

11. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 20 May 2021 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 20 May 2021 be confirmed as a correct record.

Proposed by Councillor Hill seconded by Councillor Lithgow

The **Motion** was carried.

12. 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	Agenda item	Description of Interest	Reason	Action Taken
Cllr M Blaker	6	Ward Member	Personal	Spoke on the item and took part in the debate but did not vote
Cllr C Palmer	7	Ward Member	Personal	Spoke and Voted

Cllr L Whetlor	5	Ward Member statement.	Personal	Spoke and Voted

Statement from Cllr Whetlor, Ward Member for Watchet, Williton and Sampford Brett.

I am declaring a personal interest as I live in Liddymore Road. I made a statement, which is of public record on the website, back in 2017 before I was a District Councillor on the Somerset West and Taunton Planning Committee. This was the meeting at which the outline planning application was approved.

Today, I will be listening to the debate regarding Reserved Matters with an open mind and have not made any public statement in this regard.

I also declare that I have been in contact with the Planning Officer dealing with this application regarding access arrangement to the site during construction. The Planning Officer has picked up my question re the Travel Plan with the developer.

I am aware that comments are being made by Watchet Town Council of which I am also a member.

I have discussed the matter with the Monitoring Officer to establish my position.

13. Public Participation

Application No	Name	Position	Stance
3/37/20/006	Mrs R Woods	Local resident	Objecting
	Mr C Mitchell	Local Resident	
	Mrs L Bulpin	Chair of Governors, Knights Templar Community Church School	
	Cllr J Irvén	Watchet Town Council	
	Mr S Collier	Agent	In favour
3/30/20/004	Mr Barber	Applicant	In favour
	Mr Dewar	Agent	In favour
	Mr Martin	Skilgate PC	In favour
	Cllr Mansell	Ward Member	In favour
	Cllr Blaker	Ward Member	In favour
3/21/21/015	Ms W Lewis	Development Manager for the scheme	In favour

14. 3/37/20/006

Application for approval of Reserved Matters following Outline Application 3/37/17/020 for access, appearance, landscaping, layout, and scale with

additional information on drainage strategy and levels for a residential development of up to 250 No. Dwellings at Liddymore Farm, Liddymore Lane, Williton, Watchet.

Comments from members of the public included;

- Concerns with traffic when dropping off and collecting children from school;
- Concerns with the impact on existing residents;
- No new homes assessment was made to see if these homes were needed in Watchet;
- The application did not meet the needs of the community;
- Concerns with the lack of infrastructure;
- Concerns that this development would double the size of Watchet;
- Concerns with the lack of a risk assessment so close to the school;
- An amendment, condition or note should be added to the Decision Notice to secure S106 monies for pupils in the catchment area;
- There were no outstanding concerns from Consultees regarding the application;
- This development was unaffected by current phosphate issues;
- This application was fully supported by the Design Panel;
- The applicants have continued to work collaboratively with Officers, statutory consultees and the school;
- The scheme would provide a new staff parking area for the school;
- No construction vehicles would leave the site via Liddymore Road during the school drop off and pick up periods;
- This site provides one of the 5 year housing land supply as it is also one of only a very few sites in West Somerset with a developer on board;
- The site would provide much needed Affordable Housing in West Somerset;

Comments from Members included;

- Concerns with the heights, orientation and designs of the proposed houses;
- This was an excellent much needed scheme;
- Concerns with the school entrance and access to the site;
- Concerns that there was no transport plan in place;
- Concerns that the elderly residents on neighbouring roads were not taken into consideration in the construction of the site;
- Concerns that emergency services would not be able to access the site once it was built;
- Concerns with child safety;
- Traffic calming measures were needed to stop speeding vehicles speeding down these narrow lanes;
- Concerns with the adoption of the new road once the site was completed;
- Concerns with climate emergency and the heating of the homes;
- The green spaces would enhance the estate;
- Concerns with shared parking spaces and on street charging points;

- Concerns that there were no public transport links to the site;
- Screening for the car park was needed;
- Pleased with the 35% Social Housing allocation on the site;
- Concerns with the size and density of the development within the area;

Councillor Hill proposed and Councillor Wakefield seconded a motion for the application to be **APPROVED** and for the Conditions to be agreed by the Chair (or vice-Chair) in consultation with the Council's lawyer.

The **motion** was carried.

15. **3/30/20/004**

Erection of 2 No. luxury canvas holiday lodges (resubmission of 3/30/20/002)
Little Haddon Farm, Skilgate to Little Haddon Farm, Skilgate.

Comments by members of the public included;

- The property was previously near derelict and structurally unsafe with the land unkempt and overgrown;
- A Woodland Creation grant was secured to plant over a thousand native broadleaf trees which supported the latest government plans to combat climate change;
- A local service was provided to the local community by selling hay and meat boxes but unfortunately this was not enough to make this a viable business so we must look at diversification;
- The proposal would provide a unique tourist accommodation that fully supported the needs of individuals with disabilities which was only available to able bodied people in the UK;
- The application was Policy compliant with the Policies stated in the reason for refusal;
- The proposal was similar to others in West Somerset but was more inclusive as it catered for disabled visitors;
- No objections, only strong support from members of the public and the Parish Council;
- No objections from consultees;
- The economic impact of this application was important for the community as it was the first example of framing diversification in the Parish;
- The site was obscured by a significant band and hedge with noise, disturbance and smells insubstantial as there were no near neighbours;
- There would be no impact on the trees of other listed buildings in the area;
- The scale of the project was modest so no traffic congestion would ensue;
- The facility would modestly provide supplementary benefit to the local community;
- Concerns that people with disabilities were excluded from leisure activities that able bodied people take for granted;

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

- This application did not accord with our Policies;
- Concerns that application would set a precedent if approved;
- The local people and the Parish Council supported this application;
- Concerns with the lack of disabled facilities in the West Country;
- This application made good use of the land and should be supported;
- This application was clearly diversification;
- The application would bring life and vitality to the area;
- There would be no detrimental impact to the surrounding area;
- There would not be any increased vehicle movement to the area;
- This application would bring tourism to the local community so should be supported;

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

Councillor Habgood proposed and Councillor Wakefield seconded a motion for the application to be **DEFERRED** to seek further information and clarification on the applicant's Business Plan and to assess whether the Business Plan could be considered to justify an exception to the relevant policies of the adopted West Somerset Local Plan;

The **motion** was carried

16. **3/21/21/015**

Erection of 54 No. low-carbon affordable homes with associated works at Land at Seaward Way, Minehead

Comments by Members included;

- This was an exciting development as there was a desperate need of social housing;
- A budget for a safety net was required to ensure that cricket balls from the Cricket Club did not go into the gardens of the new homes;

The Chair further extended the meeting to conclude business.

- Buses needed to be encouraged to use this route;
- Right to Buy issues. This needs to be extended to 15 years;
- Great to see affordable houses coming to Minehead;

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

The **motion** was carried

17. **Latest appeals and decisions received**

The appeals and decisions would be noted at the next meeting.

(The Meeting ended at 5.40 pm)