

SWT Planning Committee - 26 May 2022

Present: Councillor Simon Coles (Chair)

Councillors Ian Aldridge, Mark Blaker, Ed Firmin, Steve Griffiths, Roger Habgood, John Hassall, Marcia Hill, Mark Lithgow, Craig Palmer, Vivienne Stock-Williams, Ray Tully, Keith Wheatley, Loretta Whetlor and Gwil Wren

Officers: Sarah Stevens, , Martin Evans (Shape Legal Partnership), Darren Roberts, Sarah Leete-Groves, Briony Waterman and Tracey Meadows

Also Present: Councillors Kravis and Rigby

(The meeting commenced at 1.00 pm)

1. **Appointment of Chair**

Proposed by Cllr Hill, seconded by Cllr Lithgow

Resolved that Councillor Simon Coles be appointed Chair of the Planning Committee for the remainder of the Municipal Year.

2. **Appointment of Vice-Chair**

Proposed by Cllr Lithgow, seconded by Cllr Hassall

Resolved that Councillor Marcia Hill be appointed Vice-Chair of the Planning Committee for the remainder of the Municipal Year.

(Councillor Firmin arrived late to the meeting so could not take part in either vote)

3. **Apologies**

No apologies were received.

4. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the Planning Committee held on 28 April 22, circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 28 April 22 be confirmed as a correct record.

Proposed by Councillor Hill seconded by Councillor Lithgow

The **Motion** was carried.

5. **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 I Aldridge | All Items | Williton | 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 C Palmer | 3/26/21/022 | Application heard at Minehead TC | Personal | Withdrew from the meeting. |
| Cllr R Tully | All Items | West Monkton | Personal | Spoke and Voted |
| Cllr B Weston | All Items | Taunton Charter Trustee | Personal | Spoke and Voted |
| Cllr K Wheatley | All Items | Wellington | Personal | Spoke and Voted |
| Cllr L Whetlor | 3/26/21/022 | Applicant's partner known to Cllr. Not 'fettered' | Personal | Spoke and Voted |
| Cllr G Wren | All Items | SCC & Clerk to Milverton PC | Personal | Spoke and Voted |

6. **Public Participation**

| Application No. | Name | Position | Stance |
|-----------------|--|--|---|
| 14/21/0024 | Mr C Moor Ms C Sampson Mr J Creighton Ms M Stone Ms R Randall Mr R White Mr A Lehner | Local Resident Local Resident Local Resident Local Resident Polden Planning Miles White Transport West of England Developments | Objecting Objecting Objecting Objecting In favour In favour In favour |
| 3/26/21/022 | Mr M Kravis Mr I Duncan | Applicant Old Cleeve PC | In favour Objecting |

7. **14/21/0024 - Application for Outline Planning with all matters reserved, except for access and landscaping, for the erection of up to 28 No.**

dwelling with associated works, formation of access, landscaping, ground engineering and drainage works on land to the west of Derham Close, Creech St Michael

Councillor Firmin left the meeting at 1.32pm

Comments from members of the public included;
(summarised)

- Access concerns;
- Construction traffic concerns;
- The proposed site was too close to the other houses;
- An alternative access route was needed onto the site;
- The access was outside of the development boundary;
- Wildlife concerns;
- Concerns with light pollution;
- The proposed Orchard was not wildlife friendly;
- Concerns with the proposal to dig through the children's play area for drainage;
- Concerns with the negative effect on the appearance of the existing estate;
- The local school was close to capacity and the local surgery oversubscribed;
- Concerns that this was a creeping development;
- Concerns with the loss of greenspace;
- This development would extend the existing green wedge and offer greener space;
- The development was in a sustainable location with a mix of affordable housing;
- All remaining land would be protected by commercial apple orchards and a large natural tree belt along the motorway;
- No concerns with flooding as the development was 30m from the canal;
- The mitigation strategy had been scrutinised by Natural England and Somerset Ecology Services which had their full support and approval;
- The development gives huge carbon gain biodiversity and a natural habitat for wildlife along with ground or air source heating proposed;

Comments from Members included:
(summarised)

- Concerns with the lack of a 5-year land supply and the Strategic Housing need in Creech St Michael;
- Concerns with the access to the site for residents;
- An alternative development access was needed for construction traffic;
- Concerns that this development was out of the development limits;
- Concerns that an agricultural field was been removed from the food supply;

- Concerns with the potential impact on bats. A Bat survey was needed before the development commenced;
- Concerns with the weight of the proposed mitigation process;
- Concerns that there were no provision for safe cycling proposed;

Councillor Hill proposed and Councillor Wren seconded a motion that planning permission be GRANTED. That authority be delegated to the Chair and Vice-Chair to grant permission, subject to a S106 Obligation to be completed within 6 months of the date of the Committee and an amendment to Condition 21 to require the construction traffic access for the development to come from the agricultural accesses that are identified within the land outlined in blue.

The motion was carried.

After this application a 10-minute break was proposed and seconded.

8. **3/07/22/004 - Listed Building Consent. Raising of rear chimney by 250mm, Lawford Farm, Stickle Hill, Crowcombe TA4 4AL**

Comments from Members included;
(summarised)

- The increased height would spoil the eyeline of the Grade II Listed Building;

Councillor Wren proposed and Councillor Weston seconded a motion that Listed Building consent be GRANTED subject to conditions.

The motion was carried.

9. **3/26/21/022 - Change of use of land with siting of 6 No. static caravans for holiday let use (retentions of works already undertaken) Caravan, The Blue Anchor, Cleeve Hill, Watchet, TA24 6JP**

Councillor Palmer left the meeting before the application was presented by the Officer.

Comments from members of the public included;
(summarised)

- The site was in a highly prominent location between the cliff edge and the B3191 with the cliff being unstable and gradually being lost to the sea;
- Temporary Rock Armour had been used to help the situation, but it had not solved the problem;
- Concerns with the works undertaken to site the caravans. This would add to the coastal erosion;

- No development should be permitted between the road and the cliff edge;
- The caravans spoil the visual amenity of the area;
- The site should be reinstated to its previous condition;
- The application was policy compliant;
- Concerns with the limiting conditions for occupation of the caravans;
- The previous site was just scrub land so now improved it looked better than it did 30 years ago;

Question raised by Cllr Wren

Cllr Wren stated that when he brought a planning application before the Committee of Taunton Deane as a Councillor, he was required to leave the room during the debate. Cllr Wren declared that the applicant who was until two days ago a member of the Executive was remaining in the room. He asked if he could he have a ruling on this from the Solicitor.

Response from Shape Legal, Martin Evans

On checking with the SWT Deputy Monitoring Officer and the rules around having a disclosable pecuniary interest and having taken no part in the decision relates to members on the committee so if you were a committee member bringing the application here then you play no part at all, however that is not the case for members who were not on the committee.

Comments from Members included; (summarised)

- Happy that this application was Policy compliant;
- Concerns with land sustainability;
- Concerns with the Landscape comments (in the update sheet);
- Concerns that the hardstanding for this site was probably aiding percolation which may assist with the instability of the land;
- Concerns that this application was between the road and the cliff edge;
- Concerns that the caravans would be permanently occupied;
- The caravans were not sustainable from a heating and Carbon Footprint opinion;
- No public transport available to the site;
- This application had a negative impact on the coast and landscape character and not suitable for the area;

Councillor Lithgow proposed and Councillor Hill seconded a motion that planning permission be GRANTED subject to conditions as per update sheet to read;

Amended Conditions

3. Remove the time scale from the 1st April-31st October so the condition would now read;

“The caravans shall be occupied as holiday accommodation only for 10 months in each calendar year.

The caravans shall not be occupied as a person’s sole or main place of residence.

The site operator or owner shall maintain an up to date register of the names of all occupiers of individual caravans on the site and their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason to prevent permanent occupation of residential units within the open countryside”

The motion was carried.

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

10. **Latest appeals and decisions received**

Latest appeals and decisions noted.

(The Meeting ended at 4.20 pm)