

Planning Application 3/37/17/019

Outline Planning Application with all matters reserved, except for means of access, for the erection of up to 139 dwellings and associated works | Land south of Doniford Road and Normandy Avenue, Watchet.

Update following deferral of the item for a site visit.

Site Visit

- 1 At the Planning Committee meeting on 3rd October, following discussions, Members voted that there were exceptional reasons to defer consideration of the application to allow Members of the Committee to view the site.
- 2 It was requested and agreed that the site visit be arranged for a Monday or Friday between 3pm and 5pm.
- 3 Members of the Planning Committee visited the site between 3pm and 4.30pm on Monday 14th October.
- 4 Members viewed the area of the site which is proposed to be developed, the proposed access on Doniford site and the immediate surroundings. The Chairman requested that Members who were not familiar with the area view the wider road network and the location of the local shops etc.

Further Correspondence (copies are on the Council's website)

- 5 Since the last Committee meeting 2 letters have been received from local residents, which include photographs. The letters refer to local traffic conditions around the site and in particular in Williton. It is considered that these matters are similar to the issues raised by the Town Council and other local residents, which are considered in the 3rd October Report, which is attached to this Update.
- 6 The applicant has submitted a letter, which was also sent directly to Members of the Committee. The letter seeks to respond to a number of issues discussed at the last Committee including drainage and flood risk, ecology, access and highways, infrastructure and planning policy matters.
- 7 It is considered that these matters are covered in the 3rd October Committee Report, attached.

Conclusion and Recommendation

- 8 The Officers recommendation is for conditional approval of the application, the conclusions of the 3rd October Report are:
- The development of the site for housing is acceptable in principle.
 - The site meets the settlement, strategy and locational criteria policies of the adopted Local Plan, having previously been considered in principle to be in accord with the Plan at Examination.
 - The proposal has been carefully assessed having regard to the policies of the adopted Plan.
 - The proposal will not have and adverse landscape, ecological or arboricultural impact, subject to securing the provision of land for ecological mitigation.
 - The highways proposals and traffic implications of the proposals have been carefully considered, including footpaths, cycle routes and routes to schools and other local services and facilities. There is no objection from the highways authority. On the basis of this assessment there is no objection to the proposals in highway terms.
 - Having regard to the policies of the Local Plan and the material considerations considered in this Report it is recommended that Outline Planning Permission be granted subject to a S106 and the conditions set out above.
 - It is considered that this outline proposal is acceptable. It is **recommended** that delegated Authority be granted to the Assistant Director Planning and Environment (or equivalent chief planning officer) to grant planning permission subject to the completion of an appropriate legal agreement to secure:
 - An appropriate mix and tenure of affordable housing at a rate of 35% of the total number of dwellings provided.
 - Provision and maintenance of on-site play and open space (including LEAP)
 - Provision of lands for ecological mitigation within the applicants ownership.
 - Travel Plan, including monitoring costs, and measures set out in the submitted NMU.
- 9 The Proposed conditions are set out in the 3rd October Report. Members should note that proposed condition 2 has been corrected to remove an incorrectly listed plan.