

SWT Planning Committee - 14 November 2019

Present: Councillors Roger Habgood, Norman Cavill, (in place of Chris Morgan), Marcia Hill, Martin Hill, Mark Lithgow, Craig Palmer, Ray Tully, Brenda Weston, Loretta Whetlor and Gwil Wren

Officers: Martin Evans (Shape Legal Partnership), Tracey Meadows (Democracy and Governance), Rebecca Miller (Principal Planning Specialist), Denise Grandfield and Rosie Walsh (Project Manager)

(The meeting commenced at 1.00 pm)

84. Apologies

Apologies were received from Councillors Coles, Morgan and Nicholls

85. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 24 October 2019 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 24 October 2019 be confirmed as a correct record.

Proposed by Councillor Habgood, seconded by Councillor Marcia Hill

The **Motion** was carried.

86. 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 B Weston	38/18/0465 & 38/18/0467	Ward Member for Priorswood	Personal	Spoke and Voted
Cllr M Lithgow	38/19/0315/LB	Lobbied by the design company	Personal	Spoke and Voted
Cllr C Palmer	3/21/19/078	Chairman of Minehead Planning Committee	Application discussed at the Minehead	Voted

			Planning meeting	
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87. **Public Question Time**

Mr P Cookson read a statement to the Committee regarding the self-sufficiency low carbon land use planning discussions that the Transition Town Wellington and XR colleagues were starting in Wellington, Langford Budville and Wiveliscombe. Notably that we, Transition Town Wellington and XR, would like to be invited to be formal consultee organisations in the formation of the Core Strategy policies and Site Allocation and Development Plan maps over the next few months.

The Chair replied that these comments would be passed onto the appropriate officers.

88. **Public Participation**

Application No	Name	Position	Stance
38/18/0465	Julian Perret	Project team	In favour
38/18/0467	Julian Perret	Project team	Infavour
3/21/19/078			
38/19/0315/LB	Mrs L Gardner	Applicant	Infavour
	Mr G Gardner	Applicant	Infavour
	Mr T Spurway	Architect	Infavour
46/19/0025	Application withdrawn		

89. **38/18/0465**

Replacement of 26 No. Woolaway homes and the erection of an additional 21 No. dwellings and a community facility building, Phase 1, on parcels of land at Bodmin Road, Dorchester Road, Wells Close, Cambridge Terrace and Rochester Road, Taunton

Items 38/18/0465 and 38/18/0467 were taken together but voted on separately

Comments from members of the public included;

- Bird surveys found that starlings, Swifts and house sparrows, both listed on S41 of the National Environment and Rural Communities Act 2006 were present on site;

- Low level Bat and Hedgehog present on site;
- The presence of Badgers were noted but no setts were found;

Comments from Members included:

- Pleased with the range of species on site;
- Foxes had also been seen on site;
- Hedgehog highways needed;

Councillor Wren proposed and Councillor Weston seconded a motion for the application to be **APPROVED** subject to changes to condition 09, with all other conditions being retained and subject to a Legal Agreement.

The **Motion** was carried

90. **38/18/0467**

Outline planning application with all matters reserved for the replacement and refurbishment of 186 Woolway homes and the erection of additional dwellings to provide up to 230 No. dwellings on land located between Lyngford Lane and Dorchester Road, Taunton

Councillor Weston proposed and Councillor Wren seconded a motion for the application to be approved subject to the changes to Condition 04, with all other conditions being retained and subject to a Legal Agreement.

The **Motion** was carried

91. **3/21/19/078**

Erection of a single storey extension to the rear elevation, 60 Staunton Road, Alcombe, Minehead

No comments were made on this application.

Councillor Habgood proposed and Councillor Marcia Hill seconded a motion that the application be **APPROVED**

The **motion** was carried

92. **38/19/0315/LB**

Various external alterations to the front elevation of 2 Magdalene Lane, Taunton

Comments made by members of the public included;

- The door to the listed building was in a poor state of repair and not suitable for modern living;
- The building was land locked at the back, so the only access route was through the modern shop next door;
- The building was drafter and damp with no insulation and would cost a considerable amount of investment;
- The door was narrow and not accessible for wheelchair use;
- The building could become an eyesore if the alterations were not made;
- The alterations would enhance the town centre and increase footfall;
- The internet had taken away footfall so the alterations and changes proposed to offer an alternative venue to customers for arts and crafts would secure the fabric of the building;
- Windows were so small that no natural light came into the building;
- The proposed alterations would not have significant harm to the building;
- There was no significant loss of the Historic fabric of the building;
- These alterations would benefit members of the public and enhance the appearance of Magdalene Lane;

Comments made by Members included;

- We had a responsibility to look after Grade II listed buildings;
- We need to protect the integrity and design of this listed building;
- Replacing the windows would cause significant harm to the building;
- The original door in situ with a glass front would let day light into the building;
- We needed to advertise that this was a listed building to bring footfall to the premises;

Councillor Lithgow proposed and Councillor Palmer seconded a motion for the application to be **REFUSED**

The **Motion** was carried

REASON

The proposed alterations will have a significant adverse impact resulting in considerable loss of historic fabric and loss of character to the principal elevation of the listed building and will be contrary to policies CP8 and DM1 of the Core Strategy and Section 16 of the National Planning Policy Framework resulting in substantial harm to the fabric and character of the listed building.

93. **46/19/0025**

Replacement of single storey extension with two storey side extension a Perrymeade, West Buckland Road, West Buckland

Application withdrawn due to the Parish Council now finding the proposal acceptable and one of the 4/5 objectors had retracted his objection due to the amendments now being acceptable.

94. **Latest appeals and decisions received**

Reported that 2 appeals were received of which were noted.

(The Meeting ended at 1.58 pm)