

## SWT Planning Committee - 14 May 2020

Present: Councillor Simon Coles (Chair)

Councillors Roger Habgood, Ian Aldridge, Sue Buller, Marcia Hill, Martin Hill, Mark Lithgow, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston, Loretta Whetlor, Gwil Wren, Mark Blaker and Dave Mansell

Officers: Roy Pinney, (Shape Legal), Tracey Meadows (Democracy and Governance), Rebecca Miller (Principal Planning Specialist) and Denise Grandfield (Planning Specialist)

Also Present: Councillors Blaker and Mansell

(The meeting commenced at 1.00 pm)

### 146. **Apologies**

Apologies were received from Councillors Simon Nicholls and Chris Morgan

### 147. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the Planning Committee held on 12 March 2020, circulated with the agenda)

**Resolved** that the minutes of the Planning Committee held on 12 March 2020 be confirmed as a correct record.

The **Motion** was carried.

### 148. **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
Planning Committee Members	3/21/20/013	All Committee declared that they knew the Cllr and his application	Personal	Spoke and Voted
Cllr S Buller	24/18/0039 & 49/19/0059.	Ward Member discretion 'not fettered'	Personal	Spoke and Voted
Cllr S Coles	24/18/0039,49/19/0059	Correspondence received.	Personal	Spoke and Voted

		Declared that no response given		
Cllr R Habgood	24/18/0039,49/19/0059	Correspondence received. Declared that no response given	Personal	Spoke and Voted
Cllr M Lithgow	49/19/0059	Correspondence received. Declared that no response given	Personal	Spoke and Voted
Cllr C Palmer	3/21/20/013	District Cllr for Minehead and member of the Minehead Planning Cttee where the application was debated and voted on	Personal	Spoke and Voted
Cllr G Wren	49/19/0059	Clerk to Milverton PC	Personal	Spoke and Voted

149. **Public Participation**

Application No.	Name	Position	Stance
24/18/0039	Mr Ough Mr and Mrs Heuff Claire Alers-Hankey	Applicants Agents GTH	Objecting Infavour Infavour
49/19/0059	Mr H McCarthy	Local resident	Objection
	Mr J Burgess	Local resident	Objection
	Mr T Varney	Local resident	Objection
	Mr J Mellor	Local resident	Objection
	Mr and Mrs Quick	Local resident	Objection
	Mrs and Mrs Mitchell	Local resident	Objection
	Mr T Rodwell	Agent	Infavour
	Mr B Collingridge	Wiveliscombe TC	Objection

	Mr P Burnham	WTC	Objection
	Mr F Higginson	WTC	Objection
	Cllr M Blaker	Ward Member	Objection
	Cllr D Mansell	Ward Member	Objection
3/21/20/013	No public participation on this application		

150. **24/18/0039**

**Change of use of land from agricultural to equestrian with formation of a riding manege and erection of a stable block, improvements to access with formation of associate parking and hardstanding on land at 2 Borough Post, North Curry as amended by plans received on 12 November 2018**

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

- Concerns with the stable block being situated so close to the neighbouring property;
- Concerns with the overall size of the building;
- Concerns that the garden of the neighbouring property could become a route through for criminal persons interested in stable wares;
- Vehicle movements to and from the stables and the dwelling would be minimal;
- The newly created off-street parking spaces would increase the overall road safety of the area;
- The access to the footpath would be enhanced with easy access into the field;
- Together with the improved footpath access this would make a tangible positive contribution to the area;
- The proposed development set below a backdrop of existing built form of two-storey houses and outbuildings will not be prominent within its setting;
- The proposed development site would have the least impact upon both the landscape and residential amenity;
- The scheme represents palpable benefits to highway safety by providing improvements to the visibility of the existing access and provide off road parking and turning areas;

**Comments by members included;**

- Concerns with the impact on the neighbouring property;
- Poor access to the field;
- Impact on the countryside;
- Landscape concerns;

- Concerns that this was a piece meal development;
- Concerns with foul water run off;
- Concerns with the public right of way;

Councillor Habgood proposed and Councillor Coles seconded a motion for the Conditional application to be **APPROVED** with amended Conditions

Condition 02 to read;

The development hereby permitted shall be carried out in accordance with the following approved plans:

- (A2) DrNo 2586-DR-A-050-001 Rev A Proposed Site Plan & Location Plan;
- (A1) DrNo 6212-01 Rev B Timber Stable Block;

7. There shall be no cut or fill without the prior written consent of the Local Planning Authority.

Reason: To ensure the enhancement of the development through the protection of existing trees and the visual amenities of the area.

- 8 .i) Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees shall be submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012.
  - ii) Such fencing shall be erected prior to commencement of any other site operations and at least two working days' notice shall be given to the Local Planning Authority that it has been erected.
  - iii) It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase.

The **motion** was carried

151. **49/19/0059**

**Formation of helipad on land located south of New Road, (B3227), Wiveliscombe (retention of works already undertaken)**

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

- Concerns with the noise disturbance to the town of Wiveliscombe;
- Concerns with overlooking and loss of privacy;

- Limits need to be set for take-off and landing times;
- The location of the Helipad is in open Countryside;
- Helicopter transport is not sustainable;
- Concerns that the Helicopter is causing alarm to Bats, Birds and livestock;
- Concerns with the Helicopter flying over the local Secondary School;
- Concerns with the environmental impact/air pollution;
- Concerns with the number of landings to the site;
- The helipad would not exceed the permitted development of use of 28 days per year;
- The helipad is significantly smaller than the hardstanding that was originally used in this location;
- No objections have been received from Consultees;
- The use of the shoot facility provides an important local economic benefit;
- The helipad improves the attractiveness of the shoot;
- The Air Ambulance has use of the helipad in emergency situations, ensuring that they have a safe and secure landing spot.

**Comments by members included;**

- Concerns with the frequent flights of the helicopters to the site;
- Over development of the site;
- Concerns with the Helicopter sat idling;
- Climate change issues and sound pollution;
- Concerns with the impact on the village;
- Concerns that the flight register would not be updated;

At this point in the meeting a 30 minute extension was requested and agreed.

Councillor Habgood proposed and Councillor Sully seconded Conditional approval of the application with amended Conditions to read;

Condition 1: The helipad hereby permitted shall be used only in connection with the following shoot and shall not be used for this purpose except during the period, October 1<sup>st</sup> – February 1<sup>st</sup> in any one shooting year and the use of the Heli pad shall not exceed a maximum of 28 days within this period with take offs and landings occurring only between the hours of 08:00 and 16:00. Exceptional emergency use by the Air Ambulance is permitted at any time;

Condition 2: the site operator shall maintain an up to date register of the dates and times for take offs and landings and make available to the Local Authority;

The **Motion** was carried

152. **3/21/20/013**

**Demolition of flat roof extension and erection of a painted metal veranda with associated railings at Avondale, Martlett Road, Minehead, TA24 5QD**

No comments from members were made on this application.

Councillor Habgood proposed and Councillor Lithgow seconded a motion for the application to be approved as per Officer Recommendation.

The **Motion** was carried

153. **Appeals Lodged and Decisions received**

**Latest appeals and decisions received**

Reported that three appeals and six decisions had been received and noted.

(The Meeting ended at 4.46 pm)