

## SWT Planning Committee - 28 May 2020

Present:

Councillors Ian Aldridge, Mark Blaker, Sue Buller, Simon Coles, Dixie Darch, Ed Firmin, Marcia Hill, Roger Habgood, Mark Lithgow, Chris Morgan, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston and Loretta Whetlor

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

(The meeting commenced at 1.00 pm)

### 1. **Appointment of Chair**

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

### 2. **Appointment of Vice-Chair**

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

### 3. **Apologies/substitutions**

Apologies were received from Councillor Simon Nicholls. Councillor Edd Firmin substituted for Councillor Nicholls

Councillor Ian Aldridge joined the meeting at 13:23

### 4. **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    |
|-----------------|-----------------------------|-------------------------|---|-----------------|
| All Councillors | 3/18/19/008,<br>3/21/19/107 | Lobbied                 | Photos of the sites sent by the planning clerk to cttee | Spoke and voted |

|                |                                      |   |          |                 |
|----------------|--------------------------------------|---|----------|-----------------|
|                |                                      |   | members  |                 |
| Cllr S Buller  | 38/20/0062                           | Photos of site sent to all cttee members  | Personal | Spoke and Voted |
| Cllr S Coles   | 38/20/0062                           | Lobbied by Local residents. Discretion 'not fettered'   | Personal | Spoke and Voted |
| Cllr R Habgood | 3/21/19/107                          | Correspondence received   | Personal | Spoke and voted |
| Cllr M Lithgow | 3/18/19/008, 3/21/19/107, 38/20/0062 | Received correspondence. 'discretion not fettered'  | Personal | Spoke and Voted |
| Cllr C Palmer  | 3/21/19/107                          | Correspondence received from local residents. Debated at Minehead Town Council. Will take part in the debate but will abstain from the vote | Personal | Spoke and Voted |
| Cllr A Sully   | 38/20/0062                           | Declared that he owned a property in the vicinity   |          |                 |
| Cllr B Weston  | 38/20/0062, 3/18/19/008              | Taken photos of the site. Also received photos and correspondence   | Personal | Spoke and Voted |

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

(Minutes of the meeting of the Planning Committee held on 14 May 2020 to follow)

6. **Public Participation**

| Application No. | Name             | Position       | Stance    |
|-----------------|------------------|----------------|-----------|
| 3/21/19/107     | Mr N Padfield    | Local Resident | Objecting |
|                 | Mr J Sykes-Brown | Applicant      | In favour |
| 38/20/0062      | Cllr C Ellis     | Ward           | Objecting |

|  |  |        |  |
|--|--|--------|--|
|  |  | Member |  |
|--|--|--------|--|

7. **3/18/19/008**

**Outline planning application with all matters reserved for the erection of 1 No. detached dwelling with alterations to parking area and removal of garage at Midways, Main Road, Kilve, TA5 1EA**

**Comments by members included;**

- Access issues;
- No Highway reasons to refuse this application;
- Sea Lane is heavily used by agriculture vehicles;
- Concerns with construction traffic along the lane;
- Concerns with the ecology of the site;

Councillor Sully proposed and Councillor Lithgow seconded a motion for Outline planning permission with all matters reserved to be APPROVED

The **Motion** was carried

8. **3/21/19/107**

**Erection of a conservatory on the north-west elevation at The Dene House Nursing Home, Bircham Road, Alcombe, Minehead**

**Comments from members of the public included:**

- Over development of an already overdeveloped site;
- Concerns with the over build of the main sewer which is in breach of the Wessex Water build-over rules;
- Concerns that the slope has been replaced by steps;
- Concerns with light pollution from the site to neighbouring properties;
- The proposed conservatory would be an invaluable addition to the main building allowing residents to relax in an alternative area instead of the main building;

**Comments from members included:**

- The conservatory would bring great joy to the residents;
- Concerns with the sewer build-over;
- Concerns that the footprint of the new built is larger than the previous bungalow;
- Concerns with the unease of how this development has proceeded;

Councillor Buller proposed and Councillor Sully seconded a motion for the application to be APPROVED with an informative for the applicant to consult with Wessex Water for the sewer build-over.

The **Motion** was carried

9. **38/20/0062**

**Erection of detached double garage at 10 Birch Grove, Taunton as amended by Drg No. Changing roof design from dual pitched to hipped pyramid**

**Comments by the Ward member included;**

- Concerns with the development in the Conservation area;
- The development is out of keeping for the area;
- Over development of the site;
- Contrary to Policy CP8;
- Concerns that Hatfield would be obscured by this development;

**Comments from members included;**

- Not sympathetic to Hatfield and the Conservation area;
- Concerns with the height and scale of the roof;
- This was the wrong building in the wrong place;
- Over development of the site;
- Concerns with the impact on the neighbours;

Councillor Morgan left the meeting at 15:20

Councillor Habgood proposed and Councillor Weston seconded a motion for the application to be REFUSED

**Reason** – The proposed garage by virtue of its height and scale will have a detrimental impact on the character and appearance of the Conservation Area as it does not enhance the street scene contrary to the policy DM1 of the Taunton Deane Adopted Core Strategy. The proposed garage causes less than substantial harm to a heritage asset which is not outweighed by public benefits and is contrary to para 196 of the NPPF.

The **Motion** was carried

10. **Latest appeals and decisions received**

**Latest appeals and decisions received**

Reported that on appeal had been received and noted.

(The Meeting ended at 3.52 pm)