

**Minutes of the Environment & Planning Committee**  
**held remotely on 18 March 2021 at 6.30pm**

**Present:** Cllr Bowden, Cllr Ellwood, Cllr Irven, Cllr Murphy, Cllr Johnson, and Cllr Westcott (Chair)

**In attendance:** Sarah Reed, Town Clerk

**21/119B To receive apologies for absence:** Cllr Westcott proposed that '*apologies from Cllr Campbell are accepted*'. Seconded by Cllr Johnson. Carried.

**21/120B To receive Declarations of Interest:**

Name	Minute No:	Description of Interest	Personal / Prejudicial	Action Taken
Cllr Johnson	21/121B	Rental user of West Street Car Park	Personal & Prejudicial	Councillor withdrew from the meeting and did not participate in the discussion and voting

**21/121B West Street Car Park:**

- (i) Update and to consider a reduction of the 2021-22 fees for users due to the disruption caused by the inoperable barrier- See *Clerks report circulated to members via **Appendix 1:***

Cllr Johnson left the meeting at 6.31pm

As members are aware there has been an ongoing problem relating to the control system operating the electrical barrier since it was vandalised for the second time in September 2020. The following actions have been undertaken:

- **September 2020** – Solicitors letters to offenders parking unauthorised vehicles in the car park.
- **October 2020** – resolution to install x2 new lights costing £1,083.00
- **November 2020** - A solar camera was installed at the entrance of the car park overlooking the barrier, with data, the camera can live stream to a mobile phone, and will record for a minimum of six seconds when the PIR sensor is activated, these recordings can also be viewed on a mobile phone.
- **December 2020** – for extra security – resolution to install CCTV in the car park for a cost of £1599.97. This was installed on 8 March 2021 and is now operational.
- **January 2021** – resolution to purchase a new control system and barrier at a cost of £3,592.00. It was ascertained after engineers and electricians site visits that the system was obsolete and would need replacing. The order was placed at the end of January 2021 and there is a 6–8-week lead time. It is hoped that the installation of the new system is imminent.

Until the new system is installed and activated, the car park has been a free for all, and whilst daily monitoring by Council staff has identified unauthorised vehicles, and offenders have complied with vehicle removal notices, the original two offenders who have chosen to ignore Solicitors letters remain a nuisance and continue to show no consideration towards paying tenants.

As paying car park users have been very patient and understanding during this challenging period, consideration should be given to how they can be compensated.

JSE

**RECOMMENDATION:**

In recognition of the patience shown by car park users, the following 3-month discount is applied to the 2021 charges:

- 6-month charge - £72.50 = £36.25 payable – second payment £72.50 = **£108.75** payable in total
- 12-month charge - £145.00 = **£108.75** payable in total

After a brief discussion, Cllr Irven proposed that '**the recommendation is approved**'. Seconded by Cllr Westcott. Carried.

The West Street Car Park Administrator will issue invoices with the new charges immediately.

Cllr Johnson returned to the meeting at 6.34pm

**20/122B To address items received from the Planning Authority requiring attention prior to the next Somerset West & Taunton Council/Somerset County Council/ Planning Meetings: Nothing to report**

**Plans to be discussed:**


- T/37/21/001 Wyndham House, 4 Seaview Terrace, Watchet, TA23 0DF**  
Notification to fell and replace once Cypress tree and to carry out management works to a group of three Sycamore trees, one Acacia and two Willow trees within Watchet Conservation Area  
**Committee recommends approval**
- 3/37/21/005 Land to the right of Watchet Boat Museum, Harbour Road, Watchet, TA23 0AQ**  
Installation of Jubilee Stone  
**To note – no comment as applicant**
- 3/37/21/006 Land between Beverley Drive and Goviers Lane, Watchet, TA23 0DF**  
Application for Outline Planning Permission with all matters reserved, except for access for the erection of 1 No. dwelling  
**Committee stands by its comments made previously on planning application 3/37/12/036 detailed below:**  
Although that application was for the erection of one two-storey three-bedroom house and the design and access statement shows a two-bedroom house on this application, it is unclear how many stories are actually proposed.  
**The Committee strongly object to this application:**
- Members are fully supportive of the Somerset County Council Highways' comments and feel that this development and any terrace development on this side of the lane would be over-development of the site.
  - The Committee feels strongly that acceptance of this application may encourage further development therefore creating a separate terrace between Almyr Terrace and Seaview Terrace which the Committee feel is totally unacceptable.
- The Committee also endorses the reasons for refusal from the Planning Authority after Appeal by the applicant as follows:  
The proposed dwelling would be located 18 metres from the front elevation of properties in Almyr Terrace. Due to the height of the proposed dwelling and proximity to the front of Almyr Terrace the proposed dwelling would result in an overbearing impact on the occupants of the dwellings in Almyr Terrace to the rear of the proposed dwelling (Numbers 15 – 17). As such it is considered that the proposal does not accord with Policy BD/2 of the West Somerset District Local Plan which requires that the siting of new buildings has regard to its relationship with adjoining buildings.  
Committee's Considerations:  
Character of the area  
Curtilage of Listed Building  
Boundary of Conservation Area Overbearing development  
Overlooking of neighbouring properties Highway safety  
Parking issues  
Loss of amenity area

The Committee also support the Watchet Conservation Society concerns on the previous application which cited the impact of the neighbouring grade 2 listed Sea View Terrace, and share Somerset County Council Highways' concerns that right of access over the private road had not been demonstrated

**3/37/21/007 Land adjacent to 1a St Decumans Road, Watchet, TA23 0AT**  
Variation of Condition No.02 (approved plans) of application 3/37/20/021  
**Committee has agreed that no comment will be made in this instance**

**21/123B Matters for the next meeting - liaise with the Clerk**

Meeting closed at 7.02pm

Signed:  .....

Date:  .....