

**Minutes of the Environment & Planning Committee
held remotely on 17 December 2020 at 6.30pm**

Present: Cllr Campbell, Cllr Irven, Cllr Murphy, Cllr Johnson, and Cllr Westcott (Chair)

In attendance: Sarah Reed, Town Clerk

20/105B To receive apologies for absence: Cllr Westcott proposed that '*apologies from Cllr Ellwood are accepted*'. Seconded by Cllr Johnson. Carried.

20/106B To receive Declarations of Interest:

Name	Minute No:	Description of Interest	Personal / Prejudicial	Action Taken
Cllr Johnson and Cllr Campbell	20/111B	Rental users of West Street Car Park	Personal	Councillors remained in the meeting and took part in the discussion and voting

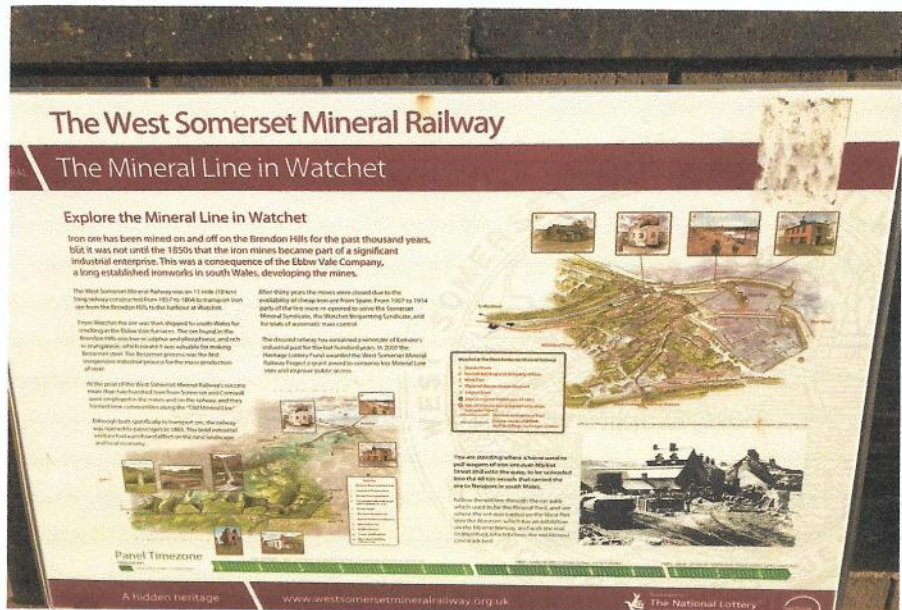
20/107B Highways and Footpath:

- (i) Query from resident on maintenance of footpath running from Woodland Road, Watchet to Williton (over Grove Copse Hill) - **Appendix 1** had been circulated to members prior to the meeting – Cllr Irven reported that he had been approached by a resident and compiled the report outlining a number of safety incidents on this footpath and the resident had queried whether Watchet Town Council could help identify who might undertake some maintenance on the footpath to potentially prevent re-occurrence of the problems that have been raised and arrange a resolution. Cllr Johnson reported under his role as Parish Path Liaison Officer as follows: This footpath has always been somewhat of a grey area. The designated public footpath runs from Woodland Road down the hill until just past the Reservoir, about halfway down that section it crosses the Parish Boundary with Williton. The next section down to the road is not a designated public footpath, nor a highway. It is accessible to vehicles for agricultural purposes and belongs to the farm. It has been a Statutory Right of Way to pedestrians for a long time and the Farmer is happy with this scenario. The actual Public Footpath section is maintained by the County Council and is on their list for regular vegetation cuts etc. I have forwarded a request for an urgent inspection of this section due to increased usage in recent months by traffic that previously may not have used it. I am awaiting a response. After a brief discussion Cllr Westcott proposed that '*In the interim the Grounds staff are requested to clear the overgrowth as a quick fix, whilst the Committee support contacting Somerset County Council Highways for a longer-term solution*'. Seconded by Cllr Irven. Carried.
- (ii) Query from a resident on installing a 30mph sign on Brendon Road- **Appendix 2** had been circulated to members prior to the meeting- the Clerk reported that Somerset County Council Highways had been contacted and made aware of the query, and the following response had been received ' Thank you for your pre-consultation, this matter will be discussed with the Area Traffic Engineer, who will assess this matter , then let you know what the best way forward is with this request'. A response had not yet been received. This matter was discussed briefly, whereby Cllr Johnson proposed that '*The Committee support and endorse the request from a Watchet resident to have additional 30mph signage installed on Brendon Road, and await a favourable response from SCC Highways on whether this can be achieved*'. Seconded by Cllr Irven. Carried.

20/108B 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:

- 3/37/20/015 + 018** **5 Swain Street, Watchet, TA23 0AB**
 Display of 2 No. non- illuminated fascia signs (retention of works already undertaken)
Committee recommends approval
- 3/37/20/020** **26 Greenway, Watchet, TA23 0BP**
 Erection of extension on the east elevation with dormer on the south elevation, raising the main roof of the dwelling with loft conversion and dormer on the south elevation, proposed parking area plus associated alterations.
Committee recommends approval
- 3/37/20/021** **Land adjacent to 1A St Decumans Road, Watchet**
 Variation of condition No 2 (approved plans) of application 3/37/20/014
Committee recommends approval
- 3/37/20/022** **Land adjacent to Belmont, 51 Brendon Road, Watchet, TA23 0AX**
 Demolition of garage and erection of 1 No. dwelling with construction of replacement footpath link and alterations to concrete area
Committee recommends approval
- 3/37/20/023** **22B Lorna Doone, Watchet, TA23 0FD**
 Erection of a two-storey side extension incorporating a carport, enlarged living room and balcony
Committee recommends approval
- 3/37/20/024** **The Spice Merchant, 14 Market Street, Watchet, TA23 0AN**
 Erection of a storage building ancillary to the restaurant (retention of works already undertaken) (resubmission of 3/37/20/012)
 Watchet Town Council is concerned that there is a further retrospective application in respect of this building carried out without first obtaining planning permission. The Council fully endorse the reasons for refusal of retrospective application 3/37/20/012 that the "design and inappropriate and incongruous materials would both fail to preserve or enhance the character of the Conservation Area or make a positive contribution to the local environment thereby country to policies NH1, NH2, NH13 and WA1 of the West Somerset Local Plan to 2032." The Council consider that the building in question makes the site very crowded and is overdevelopment of the corner site. The enclosed photograph shows a display board erected by the West Somerset Mineral Railway Project in 2006 on the wall of the mineral yard opposite what is now the Spice Merchant restaurant. This shows the restaurant to be a relic of the West Somerset Mineral Railway which operated in the nineteenth century to export iron ore from the Brendon Hills to Ebbw Vale via Watchet Harbour. The project was funded by the Heritage Lottery fund and involved many local organisations as partners including Watchet Town Council.



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The display board shows the restaurant to have been the goods shed of the railway and opposite was the station building and platform. The nearby garage was the engine shed of the railway. The Council consider that the building which is the subject of this retrospective application does nothing to enhance the juxtaposition of the triplet of historic buildings and indeed detracts from it. The legacy of the railway is supported by displays in the nearby Market House Museum is an important part of the area's tourist offer.

The Council wish to reaffirm their strong opposition to this application.

T/37/20/001 Wyndham House, 4 Seaview Terrace, Watchet, TA23 0DF

Notification to fell one Cypress tree and to re-pollard one Willow tree and to carry out management works to one Acacia tree and a group of 3 Sycamores within Watchet Conservation Area

The Committee has no objection to the management works to one Acacia tree and a group of 3 Sycamores, and to the re-pollard of one willow tree, but require evidence to justify why the Cypress tree needs to be felled. There is no photograph of the tree in question, and not enough information submitted to enable the Committee to make an informed decision. Until more information is given or further evidence to justify the felling of the Cypress tree, members cannot make comment.

20/109B Matters for the next meeting - liaise with the Clerk

20/110B Exclusion of Press and Public

"That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public be temporarily excluded and they are instructed to withdraw" (Public Bodies (Admission to Meetings) Act 1960

Cllr Westcott proposed that ***'in view of the confidential nature of the business to be transacted that Standing Order 1c is invoked and the public are instructed to withdraw from the meeting'***. Seconded by Cllr Murphy. Carried

See Excluded Notes 20/39EX

20/111B West Street Car Park:

- (i) Unauthorised vehicles – Update report from the Clerk with recommendations- the Clerk presented a report detailing the situation regarding unauthorised vehicles who continue to park illegally in the car park and informed members of the advice received from both the Councils Solicitor and the Police. Members noted the contents of the report.

Cllr Westcott proposed that the ***'public are permitted to re-join the meeting'***. Seconded by acclaim. Carried

Meeting closed at 7.29pm

Signed:.....


Date:.....
12/1/21