

**Minutes of the Environment & Planning Committee**  
**held on 1 October 2020 at 6.30pm**

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

**In attendance:** Sarah Reed, Town Clerk, Ian Timms, Timms Consulting and 2 members of the public

**20/85B To receive apologies for absence:** Cllr Westcott proposed that *'the apologies from Cllrs Bowden, Campbell, and Irven are accepted'*. Seconded by Cllr Murphy. Carried.

**20/86B To receive Declarations of Interest:** None at this point

**20/87B Presentation:**

(i) Timms Consulting – changes to planning application- former Mill Site  
Ian Timms gave a power point presentation on the changes to the original application which was submitted on 29 August 2019, and enlarged on each item detailed below in the revised application resubmitted on 19 August 2020.

1. The number of proposed dwellings has been reduced from up to 400 to up to 350.
2. The dwelling mix is now up to 260 houses and 90 flats. (previously up to 200 houses and 200 flats)
3. The proposed sheltered housing/assisted living apartments have been reduced to 80. (previously up to 160 sheltered apartments)
4. The 60-bed care home has been removed.
5. The proposed employment space B1/B2 has been reduced to 5000 sq m (previously 8000 sq m).
6. The proposed apart hotel/associated leisure is as previous 2350 sq m (15 apartments).
7. The proposed retail space (A1/A3) has been clarified – up to 300 sq m (1x retail shop/ 1 x café)
8. A new “civic/community building” has been added.
9. The proposed public car park is a submitted.
10. Traffic calming scheme to Brendon Road added (within Cannon Consulting TA)
11. Public realm/townscape enhancements overall as previously discussed.

(ii) There then followed a question and answer session.

**20/88B Request by Tameer Homes**

(i) For members to consider how the site can be utilised until the building work begins:

The Clerk informed members that the Council had been approached by a representative of Tameer Homes asking if the Council had suggestions on how the site could be used to benefit the community for approximately a two year period before building work begins. The Clerk suggested to members that there was a shortage of parking in the town, and a waiting list for West Street Car Park for cars and caravans. Cllr Westcott invited Ian Timms to make comment. He responded that Tameer Homes were keen to find uses for the site before it is built on, but to accompany this they would also be looking for a revenue stream. He concluded that extra parking is a good suggestion but would involve planning permission.

After a brief discussion, Cllr Murphy proposed that *'the suggestion of extra parking of vehicles and caravans to alleviate the issues at West Street Car Park is progressed with Tameer Homes'*. Seconded by Cllr Johnson. Carried

Cllr Westcott thanked Ian Timms for his informative presentation. He left the meeting at 7.24pm

**20/89B Matters for the next meeting - liaise with the Clerk**

Plans to be discussed:

20/90B 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.

3/37/20/005 **Helwell Bay Caravan Site, Doniford Road, Watchet**  
Application for a Lawful Development Certificate for the existing use of land as a caravan site – due to new information this application will be revisited.

The Committee considered planning application 3/37/20/005 and submitted their consultee comments on 20 July 2020, which are published on the planning portal as “recommending approval.” However, since receiving additional information relating to the red marked area on the attached plan, which the Committee believe has never had any planning permissions and to which the application for a Lawful Development Certificate applies, the Committee has revisited this application and wish to change their original comments as follows:


***The Committee recommends refusal on the grounds that the application is flawed and misleading as it infers that the site has operated continuously for ten years, when in fact the site (outlined in red) has been derelict and abandoned for at least two and a half years and remains derelict to date.***

3/37/20/012 **The Spice Merchant, 14A Market Street, Watchet, TA23 0AN**  
Erection of a storage building ancillary to the restaurant (retention of works already undertaken) – ***The Committee strongly recommends refusal***

3/37/20/013 **11 Cherry Tree Way, Watchet, TA23 0UB**  
Outline planning application with all matters reserved for the erection of 1 No. dwelling in the garden to the side - ***Committee recommends approval***

Meeting closed at 7.41pm

Signed:  .....

Date:  .....