

Minutes of the Environment & Planning Committee
held on Thursday 23 September 2021 at 6.30pm

Present: Cllr Brake, Cllr Johnson, Cllr Murphy, and Cllr Westcott (Chair)

In attendance: Sarah Reed, Town Clerk, Sam Westmacott (member of the Traffic Analysis Working Group)

21/153B To receive apologies for absence: (LGA 1972, section 85 (1))

Cllr Westcott proposed that *“apologies given by Cllrs Campbell, Irven and Terrett are accepted”*. Seconded by Cllr Brake. Carried.

21/154B To receive any Declaration of Interests:

Cllr	Item no.	Reason	Personal or Prejudicial	Outcome
Cllr Murphy	3/37/21/024	Recently purchased a property from the landowner	Personal & Prejudicial	Cllrs withdrew from the meeting and did not take part in the discussion or voting
Cllr Westcott	3/37/21/026	Owns neighbouring property		
Cllr Johnson	3/37/21/028	neighbour		

21/155B Traffic evaluation in Watchet:

(i) *Update from the Working group on a meeting with the appointed consultant* - a report from Cllr Irven was tabled outlining the progress of the working group to date after several meetings with the consultant, together with the final draft of the consultant's report and an objection letter relating to the Cleeve Hill development all circulated prior to the meeting as **Appendix 1**. The consultant's report outlined the key policy failings that are the basis of the objection by Watchet Town Council and a list of actions that are required by the developer, planning authority and Somerset County Council Highways. A brief discussion ensued, where members **‘noted the contents of both the report and letter and agreed that the documents should be forwarded to the Planning Authority’** via a proposal by Cllr Johnson. Seconded by Cllr Murphy. Carried. Sam Westmacott was invited by the Chair to make comment.

21/156B West Street Car Park:

(i) *Update on the ‘Wildflower Project’* – the Clerk informed members that a new volunteer had come forward to take on the project, and the Licence to Occupy had been signed by the Conservation Society for the forthcoming year.

(ii) *Use of Glyphosate – Appendix 2* circulated to members prior to the meeting outlined the initial report from the working group from 2017, together with case studies on larger Councils banning the chemical, then experiencing ongoing difficulties in implementing alternative methods of weed control and the huge cost implications. Members were also made aware of resident's concerns on its use. After a long discussion, where members acknowledged that Glyphosate is used safely by regulated contractors and trained staff who comply with recognised safety practices and procedures, including Coshh certificates for its use, Cllr Johnson proposed **‘recommendation 1 – based on current EU regulations where the use of glyphosate is permitted, then it will be continued to be used, but the Committee will continue to review its use, and if EU guidance or regulations change, then this matter will be re-evaluated’**. Seconded by Cllr Westcott. Carried

Cllr Johnson proposed that **‘recommendation 2 to set up a working group to monitor and review this matter on a regular basis and if EU regulations change, their remit will be to research cost effective alternative methods to glyphosate is deferred until the next meeting, to allow members to register their interest in becoming a working group member’**. Seconded by Cllr Westcott. Carried.

RR

21/157B Resident's Queries:

- (i) **Appendix 3** – Cllr Murphy declared a personal interest in this matter having been approached by the resident in question (Cllr remained in the meeting and participated in the discussion and voting). There was a long discussion about the safety of this junction and the lack of signage for approaching vehicles from Swain Street. Cllr Johnson proposed **'that SCC Highways undertake a full safety review of the Anchor Street Junction as a matter of urgency including the provision of warning signs for vehicles approaching in both directions'**. Seconded by Cllr Brake. Carried.

21/158B To address items received from the planning authority requiring attention prior to the next Somerset West & Taunton / Somerset County Council / planning meetings:

- (i) Liddymore Farm- planning procedure and lack of consultation- *deferred- members to comment after reviewing the recording of the Planning meeting held on 10 June 2021*- Sam Westmacott was invited to speak by the Chair of the Committee where she highlighted the benefits of this matter being deferred to the Traffic Analysis working group to continue to work with the consultant to deliver phase 2 – Watchet Town Council working in collaboration with SW&T Council and SCC to address the requirement for an assessment of the cumulative effects of all committed and projected development plans on transport and highway capacity. Cllr Murphy proposed that **'this matter is deferred to the Traffic Analysis working group to address with the consultant in delivering phase 2'**. Seconded by Cllr Westcott. Carried

Sam Westmacott left the meeting at 6.50pm

Planning and plans to be discussed:

Cllr Westcott as Chair of the Committee proposed a change in the order of business whereby by planning application 3/37/21/028 is moved to the end of the agenda. Seconded by Cllr Johnson. Carried.

FPD/37/21/001 Liddymore Farm, Liddymore Lane, Watchet, TA23 0UA
Footpath Diversion Application – WL 28/20 and WL 28/21 Liddymore Farm, Watchet
The Committee recommends approval.

3/37/21/013 Wansborough Paper Mill, Brendon Road, Watchet, TA23 0BS
Application for Outline Planning with all matters reserved, except for access, for the use of land for the battery storage of electricity and creation of hardstanding.
The Committee recommends approval but would like their concerns noted regarding potential noise levels and seek assurances that the proper assessment of risk has been undertaken.

Cllr Murphy having declared a Personal and Prejudicial in the next plan, left the meeting at 6.58pm and did not participate in the discussion and voting.

3/37/21/024 8 Stoates Mill, Watchet, TA23 0FG
Replacement of windows at first floor level.
The Committee recommends approval.

Cllr Murphy returned to the meeting at 7.00pm

3/37/21/025 43 Doniford Road, Watchet, TA23 0TG
Erection of a two-storey side extension (resubmission of 3/37/21/021)
The Committee recommends approval.

Cllr Westcott having declared a Personal and Prejudicial in the next plan, left the meeting at 7.02pm and did not participate in the discussion and voting.

3/37/21/026 5 Roman Way, Watchet, TA23 0EH
Erection of single storey rear extension
The Committee recommends approval.

Cllr Westcott returned to the meeting at 7.03pm

3/37/21/029 48A Brendon Road, Watchet, TA23 0HT
Application for Outline Planning with all matters reserved, except for access, for the erection of 1 No. dwelling

Land to the rear of 48B Brendon Road, Watchet, TA23 0HT
Application for Outline Planning with all matters reserved, except for access, for the erection of 1 No. detached dwelling

The Committee are minded to recommend approval, but would like to see a condition imposed in the outline planning permission that the developer cannot erect a building over 1.5 stories high.

Cllr Johnson having declared a Personal and Prejudicial in the next plan, left the meeting at 7.11pm and did not participate in the discussion and voting.

3/37/21/028 2 The Croft, Anchor Street, Watchet, TA23 0BY
Demolition of private pool and erection of a detached double garage
The Committee recommends approval.

Cllr Johnson returned to the meeting at 7.14pm

21/159B Matters for the next meeting

- liaise with the Clerk
- Footpath at Seaview Terrace

Meeting closed at 7.15pm

Signed: 

Date: 