

**Minutes of the Environment & Planning Committee**

**held on Thursday 21 July 2022 @ 6.30pm**

**Present:** Cllr Irven, Cllr Moss, Cllr Murphy, Cllr Westcott

**In attendance:** Jo Grellier - Committee Clerk

- 22/26B To receive apologies for absence: (LGA 1972, section 85 (1))  
Cllr Westcott (as Chair) proposed that **'Apologies given by Cllr Campbell, Cllr Johnson, and Cllr Whetlor are accepted.'** Seconded by Cllr Murphy. Carried.
- 22/27B To receive any Declaration of Interests under Watchet Town Council's Code of Conduct (Adopted on 9 July 2012) issued in accordance with the Localism Act 2011 and the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 Si No: 1464  
**None to report**
- 22/28B To receive and sign the minutes of the previous Environment and Planning meeting - (23 June 2022) and adopt the Resolutions and Recommendations contained therein. (LGA 1972, SCH12 Para 41 (1))  
Cllr Westcott proposed that **'the minutes of the meeting held on 23 June 2022 are approved as a true and accurate record.'** Seconded by Cllr Irven. Carried.
- 22/29B To appoint 1 member to join the Chair of Committee onto the Asset Management Committee – by formal proposal  
Cllr Westcott proposed that **'Cllr Moss is appointed to join the chair on the Asset Management Committee'**. Seconded by Cllr Irven. Carried. Cllr Moss accepted the appointment to become a member of the Asset Management Committee.
- 22/30B **Cleeve Hill Development:**  
(i) Update - The Committee Clerk informed members that there was nothing to report as no response has been given from the new Somerset Unitary Council Leader. Cllr Irven proposed that **'a second email is sent to request a response.'** Seconded by Cllr Moss. Carried.
- 22/31B **Traffic Evaluation Working Group:**  
(i) Update – Nothing to report
- 22/32B **Footpath at Seaview Terrace**  
(i) Update from Committee Clerk – no further response to date
- 22/33B **Anchor Street junction:**  
(i) Update – The Committee Clerk informed members that she had chased Somerset highways last week for an update but had no response to date. Cllr Murphy proposed that **'As it has been approved for WTC to write to the leader of the new Unitary Council to chase his comments on the Cleeve Hill development, that in this email we raise concern over the continued difficulty to gain any response from Somerset Highways on matters raised and could the new Leader chase our behalf.'** Seconded by Cllr Westcott. Carried.
- 22/34B **West Street Car Park:**  
(i) Subsidence monitoring update – (Paperwork circulated to members prior to the meeting via **Appendix 1**) – Cllr Irven provided a verbal update to members, due to the additional report being circulated to members prior to the meeting as Appendix 1:  
  - Geckoella are conducting a series of drone overflights and surveys of the subsidence caused by land slippage at WTC West Street allotments. The first survey was undertaken on 23/6/22 and a second was completed on 18/7/22, with preliminary results being notified on 19/7/22. This report provides an update of key findings in time for the WTC E&P meeting scheduled for 21/7/22.



- In summary, there has been discernible ground movement since Visit #1:
- The primary scarp has extended eastwards (to run under a small potting shed structure). The orange 'High risk' buffer zone has been altered on the Geological Risk Map to account for this extension
- We have extended the yellow 'Moderate risk' buffer by 5 meters to the east of the main scarp to reflect the increased risk of subsidence indicated by the primary scarp extension, and more abundant transverse fractures in the eastern-most slump block. We are still analysing data, but it would also appear that the fractures in the cliff face above West Beach are more discernible (wider?) than on Visit #1.
- A full report is being compiled and will be sent when completed.
- Two other general points were noted
  - a) We have changed the car park from 'Low risk' to 'No data' as technically we aren't monitoring it (and this avoids inferences being made regarding the condition of the car park from the map). We will highlight if any surface structures appear that would potentially change this - or if we pick-up any other signs that may indicate subsurface structural features, bank subsidence etc.
  - b) Whilst on site yesterday, our surveyors were approached by the lady that gardens from one of the central allotments (number 3) which is closed off by orange mesh fencing (we met with her during Survey #1 with John Irven). Our surveyors didn't offer any information of course other than exchange polite pleasantries, but they noted that the lady stated she had been on the allotment to 'collect onions' and was concerned about the state of her fruit trees and was intent to access the allotment and dig them up.
- The annex shows the change in risk profiles associated with the new slippage.

Cllr Irven proposed that ***'That committee note the report and ongoing work to monitor the situation. That WTC write again to allotment holders reiterating that they are not permitted to access the allotments because of the safety risks. In particular, allotment 3 falls into the high risk of fatality category if instructions are ignored and the land falls onto the beach. This had been verbally explained to the tenant during the survey and at a site visit. Consider if further action is needed. In contrast the tenant and helpers were supervised in safely removing items from allotment 2 shed and grounds on 11/7/22, but as subsequent movement has put additional areas into the higher-risk category so no further incursions should be permitted.'*** Seconded by Cllr Westcott. Carried.

22/35B

**Doniford Road speeding:**

(ii) Resident concerns addressed – *(Paperwork circulated to members prior to the meeting via Appendix 2)*

Concerns raised regarding speeding on Doniford Road. Contact made with local PCSO Sue Thompson, who has since contacted Avon & Somerset Traffic officers requesting for an interim monitoring programme with the use of a Digital Monitoring Box, by having this, if the data shows that there is an issue with high speeds on this section of road, this data can be used to obtain funding for a permanent unit to be installed. Awaiting further information. Cllr Westcott proposed that ***'the Committee Clerk is delegated to liaise directly with the Police and Traffic/Road Officers on the location of the suggested DCB units and report back to the Committee once in receipt of a data report. If data shows a significant volume of speeding, the Committee Clerk is delegated to research and source potential funding grants for the installation of a Watchet Town Council owned SID'***. Seconded by Cllr Murphy. Carried.

22/36B

**Climate Change:**

(ii) Funding available for Electric vehicle charge points - Paperwork circulated to members prior to the meeting via ***Appendix 3***

The Committee Clerk informed members that Matched funding available from SW&T to the value of £1500 for the installation of electric vehicle charging points. A discussion ensued. Cllr Murphy proposed that ***'members approve the concept of applying but require more information. Cllr Murphy is delegated along with the Committee Clerk to draft additional questions for SW&T before applying'***. Seconded by Cllr Irven. Carried.

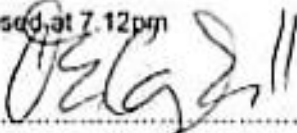
22/37B

To address items received from the planning authority requiring attention prior to the next Somerset West & Taunton / Somerset County Council / planning meetings: Nothing to report

**Plans received for discussion**

- 3/37/22/009    **Land south of Doniford Road and Normandy Avenue, Watchet**  
Variant of Condition No.2 (approved plans) of application 2/37/17/019 to remove plan relating to  
a  
northern access point which has been removed from scheme  
Comments: **The Committee recommends approval**
- 3/37/22/010    **1 Wouldham Road, Watchet, TA23 0EQ**  
Demolition of garage and erection of side and rear extensions  
Comments: **The Committee recommends approval**
- 3/37/22/012    **2 High Bank, Goviers Lane, Watchet, TA23 0DG**  
Erection of a replacement garage and associated works  
Comments: **The Committee recommends approval**
- 22/38B        Matters for the next meeting – verbal, no discussion

Meeting closed at 7.12pm

Signed..... 

Date..... 12/8/22

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