

**Minutes of the Environment & Planning Committee  
held on Thursday 20 October 2022 at 6.45pm**

**Present:** Cllr Campbell, Cllr Irven, Cllr Moss, Cllr Murphy, Cllr Westcott, and Cllr Whetlor

**In attendance:** Sarah Reed, Town Clerk, 1 member of the public

Before the meeting commenced, a member of the public having given notice to speak during the public participation section spoke for 3 minutes on planning application 3/37/19/021, outline planning for the former Wansborough Paper Mill, Brendon Road, Watchet.

**22/57B To receive apologies for absence:** (LGA 1972, section 85 (1))  
Cllr Westcott proposed that **'apologies given by Cllr Johnson are accepted.'** Seconded by Cllr Murphy. Carried.

**22/58B 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

Name	Minute no	Description of Interest	Personal & Prejudicial	Action
Cllr Whetlor	All Planning items	Member of the Planning Committee (SW&T)	Personal & Prejudicial	Cllr withdrew from the meeting and did not participate in the discussion or voting
Cllr Irven	3/37/19/021	Neighbour of the site and Chair of Summertime (parking issues)	Personal	Cllr remained in the meeting and participated in the discussion and voting

**22/59B To confirm and sign the minutes of the meeting held on 22 September 2022** and adopt the Resolutions and Recommendations contained therein. (LGA 1972, SCH12 Para 41 (1))  
Cllr Murphy proposed that **'the minutes of the meeting held on 22 September 2022 are approved as a true and accurate record with an amendment to the Personal Interests section as agreed'** Seconded by Cllr Irven. Carried.

Cllr Westcott proposed that **'the order of business is changed on the agenda and item 22/64B is considered next followed by the plans received for discussion section'**. Seconded by Cllr Campbell. Carried.

**22/64B Dog waste bin relocation:**

- (i) Relocation of a dog waste bin to Anchor Street car park – *circulated to members prior to the meeting via Appendix 5-* after a brief discussion, Cllr Westcott proposed that **'the following recommendation is approved – approval is given to the Deputy Clerk to liaise with SW&T to suggest a relocation of the dog waste bin currently in situ at the Market Street end of the Esplanade, to Anchor Street car park, and SW&T Council continue the upkeep and emptying of this bin'**. Seconded by Cllr Campbell. Carried with 5 votes for and 1 abstention.

**Plans received for discussion**

At this point, having declared a Personal and Prejudicial interest in this item, Cllr Whetlor withdrew from the meeting at 6.53pm.

**3/37/19/021 Former Wansborough Paper Mill, Brendon Road, Watchet, TA23 0AY**

*Handwritten signature*

Outline Planning Application with all matters reserved (apart from access) for the erection of up to 350 no. dwellings (C3 use), up to 80 sheltered and assisted living apartments (C2 use); local centre including Aparthotel with associated leisure facilities (C1 and E (a)(b) use) (up to 2650 sq m), business/ industrial units (E(g) use) (up to 8000 sq m), business space building (e (g) use) (up to 480 sq m), public car park and all associated road, footpath, drainage and engineering works including access alterations, public footpath and traffic calming works (including an accompanying Environmental Impact Assessment).

Firstly, the Committee would like to reiterate the comments made in correspondence to the Planning Manager dated 30 October 2020 (attached).

Secondly, the Committee would like to comment that they are appreciative that the concerns raised at previous meetings have been listened to, and appropriate amendments incorporated as follows:

1. Increased quantum of employment land from 5,000 sq m to 8,000 sq metres.
2. Replacement of proposed visitor interpretation centre/community building with business space building (e (g) use (up to 480 sq m).
3. Whilst members welcome clarification over a proposed public car park, the current proposed plans of 53 spaces are inadequate, and need to be increased to around 100 spaces to alleviate current parking issues in Watchet.
4. The Committee is supportive of the suggestion made in the Sustainable Transport Solution section (p14) of the Daedalus Environmental submission entitled "Wansborough Paper Mill - A Vision for Sustainable Development" as submitted by Tameer Homes. This discusses various EV options including a Car Club and the Town Council have previously expressed interest in an EV powered park and ride service from the mill site to the town centre.
5. The revised application repeats the assertion that the B3191 cannot be re-routed through the site and continues to dismiss this option on the grounds it would pass through the redeveloped Mill site and cause unacceptable traffic movement. The Committee believe that this assertion should be challenged and tested again as the arrangements for road re-routing proposed by the applicant to the separate Cleeve Hill application proposes that the road is re-routed via that development site. In addition, the assumption is that the coastal protection measures required to support any long-term stability of a re-routed road will be funded elsewhere, which cannot be used as a basis for any approval. Therefore, the whole traffic management plans need to be reviewed again.
6. Access rights to existing residents from the top gate onto Brendon Road are fully maintained and should be approved at this stage as part of the application.
7. The Committee are supportive of Option 4 as presented, as the safest footpath route to Knights Templar School (down Whitehall, along Harbour Road and along the Goviers Lane crossing). However, this should be subject to consultation with the West Somerset Railway and the Office of Rail & Road Regulator to assess whether the crossing can cope with the combined increased footfall arising from all housing developments in Watchet that can affect its capacity. The Committee are also supportive of traffic calming measures and installation of traffic lights at the South Road/Brendon Road/Swain Street junction.
8. Due to the loss of valuable allotment space at West Street in Watchet due to a land slip, the Committee would welcome the consideration of much needed allotments on this site.

**Car Parking** – Cllr Irven tabled a report (attached) referring to a meeting between members of the Watchet Coastal Community Team (WCCT), Watchet Summertime and Somerset County Council (SCC) Officers to address current parking issues in Watchet and better understand how this is impacted especially during community events. Parking opportunities on the Mill site were discussed. Cllr Irven concluded that that this was a productive meeting with the following action welcomed. *'Watchet Town Council look forward to suggestions for how collaborative working between SW&T Council, SCC, Watchet community groups and Tameer Homes (owners of the Mill site) could result in improvements to car parking in Watchet especially linked to when community events are held'*.

Member of the public left the meeting at 7.20pm.

3/37/22/014      **The Old Exchange, Little Causeway, Brendon Road, Watchet, TA23 0AU**  
Erection of a single storey replacement extension on the north elevation  
**The Committee recommends approval.**

22/60B      **Cleeve Hill Development:**



(i) Update – report circulated prior to the meeting via **Appendix 2**  
Cllr Murphy referred to the contents of the report which outlined a productive meeting held on 26 September between Geckoella consultants, SW&T Planning Officer, a representative from Fairhurst (commissioned by SW&T Council to review the developer's consultant report from Stantec) and Cllrs Irven and Murphy as representatives of Watchet Town Council. He continued that thanks must go to the Deputy Clerk for facilitating the meeting and drafting an excellent summary report. Cllr Murphy concluded that the report was very informative in updating members on the current interpretations from two well established and renowned companies who cannot seem to agree on the implications of the faulting and instability of the geology underlying Cleeve Hill and adjoining cliffs land, this itself is noteworthy.

**22/61B Traffic Evaluation Working Group:**

(i) Update – Nothing to report

**22/62B Allotment/West Beach subsidence:**

(i) Correspondence update – *paperwork circulated to members prior to the meeting via Appendix 3* - the report was noted and after a brief discussion, Cllr Irven proposed that '**if SW&T Council respond, then the Deputy Clerk is delegated to forward on the correspondence from Geckoella and reinforce the signage question**'. Seconded by Cllr Murphy. Carried.

**22/63B Double Yellow line review:**

(i) To address recent resident concerns regarding the need for double yellow lines - Recommendation sent to SCC Traffic Management- *paperwork circulated to members prior to the meeting via Appendix 4*. The report was noted.

**22/65B Doniford Road Speeding:**

(i) Resident concerns addressed – Update - *paperwork circulated to members prior to the meeting via Appendix 6* – members noted the response from Avon & Somerset Police.

**22/66B** To address items received from the planning authority requiring attention prior to the next Somerset West & Taunton / Somerset County Council / planning meetings:

(i) **Planning application 3/37/22/009** Land south of Doniford Road and Normandy Avenue, Watchet – withdrawal notice, *circulated to members via Appendix 7*. Noted.

**22/67B Public Space Protection Order (PSPO) Watchet** – update and recommendations from Cllr Irven – *paperwork circulated prior to the meeting via Appendix 8*- in the report Cllr Irven referred to a formal decision approved by SW&T Council 'not to renew the Public Space Protection Order in respect of alcohol in Watchet and Minehead', however having reviewed a PSPO sign currently in situ in Swain Street car park it clearly states 'under the Crime & Policing Act 2014 that the area is covered by a PSPO relating to alcohol. After a brief discussion Cllr Murphy proposed '**to approve the following recommendation – that WTC write to SW&T Council requiring them to remove this sign and any other PSPO related signs in Watchet and provide an explanation and update on this**'. Seconded by Cllr Irven. Carried

**22/68B Matters for the next meeting** – verbal, no discussion

- Liaise with Deputy Clerk

Meeting closed at 7.45pm

Signed..... *D.S. Westcott* .....

Date..... *24. 11. 22* .....