

**Minutes of the Environment & Planning Committee**  
**held on Thursday 21<sup>st</sup> September 2023 at 6.45pm**

**Present:** Cllr Irven, Cllr Moss, Cllr Westcott, and Cllr Whetlor (Chair)

**In attendance:** Jo Grellier, Deputy Town Clerk

**23/30B To Receive Apologies for Absence** (LGA 1972, section 85 (1))  
Cllr Whetlor proposed that **'apologies given by Cllrs Campbell, Murphy and Richards are accepted'**. Seconded by Cllr Westcott. Carried.

**23/31B 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
None				

**23/32B To receive and sign the minutes of the previous Environment and Planning meeting** - (1<sup>st</sup> August 2023) and adopt the Resolutions and Recommendations contained therein. (LGA 1972, SCH12 Para 41 (1) - (*Paperwork circulated to members prior to the meeting via Appendix 1*)  
Cllr Whetlor proposed that **'the minutes of the Committee meeting held on 1 August 2023 are approved as a true and correct record'**. Seconded by Cllr Irven. Carried.

**23/33B Allotment/West Beach subsidence:**

(i) Update - if required

Cllr Irven tabled two detailed reports on the development of the Cliff subsidence following an update from Geckoella and a concern raised by a resident. Cllr Irven gave the following verbal update:

- Further checks have been conducted to ensure appropriate H&S measures have been taken. Can confirm that at present WTC has done everything to ensure H&S compliant.
- An update on measures taken and ongoing monitoring to be given to insurers.
- Further guidance has been provided by SC to West Bay residents

Cllr Whetlor proposed that **'delegation is given to the Deputy Clerk, with guidance from the H&S officer to query the modification to the original 3 metre from cliff edge requirement and gain a justification for this, to allow WTC to ensure actions taken on the allotments and car park are satisfactory'**. Seconded by Cllr Moss. Carried.

The second report was discussed. Cllr Whetlor proposed that **'Ongoing monitoring by Somerset Council and WTC by our geotechnical consultants Geckoella is scheduled to continue. Information and advice on the impact and potential mitigation measures for protecting Watchet's urban area should be fed into the new 'Watchet Coastal Working Group'. Periodic checks of fallen material should identify when it is safe to remove and dispose it. Copy reports to relevant SC officers and new Watchet Coastal Working Group. Warning sign not to be replaced for the third time but publicise on social media what has happened and to ensure the public are aware of the risks'**. Seconded by Cllr Irven. Carried.

At this point Cllr Whetlor proposed, as Chair that **'item 23/40B be brought forward on the agenda for the next item for discussion as it relates to item 23/33B'** Seconded by Cllr Irven. Carried.

**23/40B Watchet Coastal Working Group:**

- (i) To discuss the recommended requirement for a new Watchet Coastal Working group to concentrate on the long-term solutions of the closure of the B3191 – **Report from Deputy Clerk (Paperwork circulated to members prior to the meeting via Appendix 7)**

*Law*



Cllr Irven led the discussed and referred to the update reports given in item 23/33B. The potential Coastal Working group would look at the longer-term solutions to the Cliff erosion and would be headed by Somerset Council. Cllr Whetlor proposed that **'the Committee nominate 1 member from the E&P Committee to be put forward as a WTC representative, and 1 member as a Deputy substitute representative to attend a working group meeting in the event the representative is unable to attend. Delegation is given to the Deputy Clerk to inform Somerset Council that WTC are very keen for a Coastal Protection Working Group to be established by Somerset Council and inform them of the Nominated representative's details. Once the working group is formed a standing item is added to the agenda each month to allow the full committee to have input'**. Seconded by Cllr Westcott. Carried.

- (ii) Elect 1 member and 1 substitute deputy from the E&P committee to be party to the Watchet Coastal working group once it is formed.

Cllr Westcott proposed that **'Cllr Irven is appointed as the WTC representative to the Watchet Coastal Working group, once formed, and Cllr Whetlor is appointed as substitute deputy to attend in the absence of Cllr Irven'**. Seconded by Cllr Moss. Carried.

#### 23/34B Watchet Car Parking:

- (i) Minutes of the parking meeting held with S/C Parking services on 9<sup>th</sup> August 2023 - (Paperwork circulated to members prior to the meeting via **Appendix 2**)

Members noted the Minutes.

- (ii) Somerset Council Parking services update – members to note update on actions taken to date. The update report was discussed by members. The Deputy Clerk also updated that a meeting had been set up with Somerset Highways to ensure they have covered all the yellow line concerns detailed in the Committees reports ahead of the parking amendment order analysis. Cllr Murphy who was delegated to attend any yellow line meetings with Highways at the meeting held in July, and the Deputy Clerk will be meeting with an officer on 11<sup>th</sup> October and will be referring to reports previously approved by this Committee to ensure all areas are covered.

Cllr Irven reiterated the importance of keeping within remit at meetings and site visits and made this comment in his capacity as the Councils appointed EH&S designated Councillor. *Cllr Moss disagreed with comments made by EH&S officer.*

#### 23/35B Watchet Task Force:

- (i) Watchet parking services priority recommendation from WTF – Members to approve priority listing following meeting held with E&P committee members on 9<sup>th</sup> August 2023 (Paperwork circulated to members prior to the meeting via **Appendix 3**)

Cllr Whetlor proposed that **'the committee endorse the prioritised listing recommended by Watchet Task Force'**. Seconded by Cllr Moss. Carried.

#### 23/36B Councillor Surgeries:

- (i) Beverley Drive parking concerns - To address resident concerns regarding parking on Beverley Drive/Rope Walk - (Paperwork circulated to members prior to the meeting via **Appendix 4**)

A map detailing the areas of adopted highways was presented, showing Beverley Drive, Rope Walk and the surrounding area. A discussion ensued. Cllr Whetlor proposed that **'the Deputy Clerk is delegated to refer the parking concerns on to Somerset Highways as the road is adopted'**. Seconded by Cllr Moss. Carried

- (ii) 2<sup>nd</sup> September Councillor surgery – raised E&P resident concerns – *if required*  
Nothing to report.

#### 23/37B Liddymore development tree concerns:

- (i) To address resident concerns regarding dying trees on the new Liddymore development - (Paperwork circulated to members prior to the meeting via **Appendix 5**)

The resident concern was discussed. Cllr Whetlor proposed that **'the Deputy Clerk write to the developer highlighting the resident concerns.'** Seconded by Cllr Westcott. Carried.

#### 23/38B Collaborative meeting between Williton Parish Council & Watchet Town Council E&P Committees:

- (i) To note the minutes of the meeting held on 20<sup>th</sup> July 2023 - (Paperwork circulated to members prior to the meeting via **Appendix 6**)

Members noted the minutes of the July meeting and that the next meeting has been scheduled for Wednesday 18<sup>th</sup> October at 6.30pm to be clerked and hosted by Watchet Town Council.

#### 23/41B To address items received from the planning authority requiring attention prior to the next Somerset Council planning meetings: *if required* Nothing to report

#### Plans received for discussion

##### 3/37/23/001 Land to the south of Doniford Road and Normandy Avenue, Watchet

Application for the approval of reserved matters following outline application 3/37/17/019 for the access, appearance, landscaping, layout and scale for the erection of up to 139 No. dwellings and associated works  
**The Committee support the comments made by the Affordable Housing Group, including; The unit types for affordable housing should reflect the mix of the overall development; Apartment blocks are not acceptable owing to the communal entrances and the lack of private outdoor space. These should be replaced with self-contained 1 and 2-bed homes with sole entrances and private outdoor space;**

Affordable units in the form of flats over garage are discouraged due to the complications of maintenance where space is utilised by multiple residents on a fairly frequent basis;;there should be better distribution of Shared Ownership properties and The affordable housing should not be visually distinguishable from the market housing on site. The Committee would also support comments made by a Cherry Tree resident regarding the amendment to footpath away from Cherry tree.

3/37/23/024

**34 Doniford Road, Watchet, TA23 0TG**

Demolition of existing rear conservatory and side lean-to and erection of rear infill extension linking to existing rear extension with a new flat roof plus erection of replacement lean-to on the side elevation  
**The Committee recommends approval**

23/42B

**Matters for the next meeting** – verbal, no discussion

- Site visit update

Meeting closed at 7.55pm

Signed.....*L A. Whetlov*.....

Date.....*23rd November 2023*.....

