

**Minutes of the Environment & Planning Committee
held on Thursday 23rd November 2023 at 6.30pm**

Present: Cllr Irven, Cllr Moss, Cllr Murphy, and Cllr Whetlor (Chair)

In attendance: Jo Grellier, Deputy Town Clerk, Cllr Peter Payne and Cllr Mandi de Burgh-Thomas, members of Williton Parish Council, and Cllr Summers as a member of public

23/43B **To Receive Apologies for Absence** (LGA 1972, section 85 (1))

Cllr Moss proposed that *'apologies given by Cllrs Campbell, Richards and Westcott are accepted'*. Seconded by Cllr Irven. Carried.

23/44B **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				

23/45B **To receive and sign the minutes of the previous Environment and Planning meeting** - (21st September 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 Moss proposed that *'the minutes were accepted with the addition that Cllr Moss disagreed with the comments made by the EH&S Officer under item 23/34B (ii)'*. Seconded by Cllr Whetlor. Motion carried following a tied vote where Cllr Whetlor, as Chair invoked her casting vote.

At this point Cllr Whetlor, as Chair proposed that *'planning applications 3/37/23/001 & 3/37/23/026 are moved forward to be the next item for discussion due to Members of Williton Parish Council being present at the meeting'*. Seconded by Cllr Irven. Carried.

Plans received for discussion

3/37/23/001 **Land South of Doniford Road and Normandy Avenue, Watchet**

To discuss comments made by Williton Parish Council

The Committee support the comments made by Williton Parish Council.

3/37/23/026 **Liddymore Farm, Liddymore Lane, Williton, Watchet**

Application for reserved matters following outline application 3/37/17/020 for the access, appearance, landscaping, layout and scale, with additional drainage strategy and levels, for the erection of 175 No. dwellings (Phases 2 and 3)

The Committee support the following comments made by Williton Parish Council:

- There are only 18 visitor car parking spaces and these are not visible on plan
- There are only 2 parking spaces per dwelling
- Sufficient electrical infrastructure should be installed for fast charging electric cars as there is no public transport.
- Concerns regarding the width of the road, ensure larger vehicles and emergency services vehicles have access.
- The plans have differed greatly from the original plans, there is one road of concern which may be leading to a possible building development in future.
- Where will the affordable dwelling be located and to ensure a fair distribution between Williton and Watchet.

The Committee would also like to add the following additional comments:

Watchet Town Council supports the report and conclusions of the Landscape Officer and in particular the summary and recommendations.

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SUMMARY

Partial objection with recommendations. There is no objection to the principle of development and proposed number of dwellings on the site, however, there are a number of concerns with the proposal as shown in this application, principally:

- Lack of strong street frontage.
- LEAP too far from the centre – undesirable situation.
- More details required on landscaping scheme.
- Lack of passive surveillance over landscaped areas.
- Cul-de-sacs inappropriate for residential developments.

RECOMMENDATIONS

Generally, it is strongly recommended that the SPD District Design Guide is used for principles of master planning, especially for creating strong street frontages. Additionally:

- Cycle storage should be detailed in the plans.
- The cul-de-sac along southern border should be connected to the road to the north (see red lines on figure 7.)
- The LEAP should be more centrally located.
- The landscaped area along the south/ south-east border should have passive surveillance with houses fronting on to it.

In addition to supporting the comments above The Committee recommends:

- A traffic analysis should be conducted to consider the impact on the local road network in Williton & Watchet, not just on the development. Please refer to Savills letter submitted on the original planning application 3/37/17/020
- The provision of dog waste bins on new developments must be addressed.

Williton Parish Cllrs Peter Payne and Mandi de Burgh-Thomas, and 1 member of the public left the meeting at 7.07pm

23/46B Allotment/West Beach subsidence:

- Update – *if required*
Cllr Irven tabled photographs demonstrating the newly formed cliff edge and informed members that the allotments are still being monitored regularly and the new cliff edge is still within 3.5 metres of the harass fencing, so still within safety limits. Members noted the update.
- West Bay Park – Licencing amendment clarification from Somerset Council - (*Paperwork circulated to members prior to the meeting via Appendix 2*)
Members noted a response from Somerset Council Licencing.

23/47B Watchet Yellow line road marking:

- Minutes of the yellow line road marking meeting held with S/C Highways on 11th October 2023 - (*Paperwork circulated to members prior to the meeting via Appendix 3*)
Members noted the minutes of the yellow line road marking meeting. Cllr Murphy informed members that the next stage will involve consultation via a Traffic Order before work can commence. Cllr Irven proposed **'to endorse the minutes'**. Seconded by Cllr Moss. Carried.

23/48B Watchet Task Force:

- Update - *if required*
Cllr Murphy informed members that the reconfiguration of harbour Road/Swain Street junction will commence from 27th November. Members noted.
- Closed Cleeve Hill Cycle/pedestrian access
Cllr Moss informed members of a resident request to raise the requirement of a cycle/pedestrian access route on Cleeve Hill. Cllr Moss also reported the unsightly hedgerow as no longer being cut since the road closure. Cllr Murphy informed members that Somerset Council are currently working on options for a cycle/pedestrian access route, when there is any progress or further update it will be provided. Cllr Murphy agreed to refer the unsightly hedging/landscape to Watchet Task Force at their next meeting.

23/49B Councillor Surgeries:

- Liddymore Estate dog bin requirement – verbal update from Cllr Moss
Cllr Moss updated members to a concern from a new Liddymore Estate resident regarding the need for additional dog bin requirements. Cllr Moss proposed that **'a request is made to Somerset Council to express the need for additional dog waste bins in the new Liddymore Estate'**. Seconded by Cllr Whetlor. Carried.

23/50B SID traffic speed control funding:

- To consider applying to Avon & Somerset Road Safety Fund for a Speed Indicator Device to tackle speeding issues in Watchet (*Paperwork circulated to members prior to the meeting via Appendix 4*)
The Deputy Clerk informed members that during the recent Yellow Line road marking meeting held with Somerset Highways, members were informed that there are funding grants available for Speed Indicator Devices to help tackle speeding issues. Cllr Whetlor proposed that **'the Deputy Clerk is given delegation to apply for SID funding on behalf of the Council and contact is made with Avon & Somerset Police to request a DCB to be located on Brendon Road to collect data in preparation for additional future**

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funding'. Seconded by Cllr Moss. Carried.

23/51B Watchet Coastal Working Group:

- (i) Update – *if required*
The Deputy Clerk informed members that an email was sent to Paul Tucker, Somerset Council on 26th September to inform of WTC interest to be party to a new Coastal Working Group. To date there has been no response. Members noted. Cllr Irven proposed that **'a gentle reminder is sent to Somerset Council'**.
Seconded by Cllr Whetlor. Carried.

23/52B Duplication of postcode:

- (i) Address resident concerns regarding a duplicated Watchet postcode – *verbal report from Cllr Whetlor*
Cllr Whetlor updated members to a concern regarding duplicate postcodes within Watchet. Cllr Whetlor proposed that **'the Deputy Clerk is given delegation to contact Royal Mail to alert them to this issues raised and request further investigation'**. Seconded by Cllr Irven. Carried.

23/53B Collaborative meeting between Williton Parish Council & Watchet Town Council E&P Committees:

- (i) To note the minutes of the meeting held on 18th October 2023 - (*Paperwork circulated to members prior to the meeting via Appendix 5*)
Members noted the Minutes.

23/54B Planning Application Comments:

- (i) To approve recommended Town Council comments form to aid planning comments made by E&P Committee at meetings (*Paperwork circulated to members prior to the meeting via Appendix 6*)
Cllr Irven proposed that **'the new recommended planning comments form is accepted'**. Seconded by Cllr Whetlor. Carried.

23/55B Precept proposals 2024-25:

- (i) To consider Committee budget requirements – (*paperwork circulated to members prior to the meeting via Appendix 7*)
Cllr Murphy proposed that **'the Precept proposals as detailed are accepted'**. Seconded by Cllr Moss. Carried.

23/56B To address items received from the planning authority requiring attention prior to the next Somerset Council planning meetings: *if required*
None to date

Plans received for discussion

T/37/23/012	1 West Street, Watchet, Somerset, TA23 0BG Notification to fell two fir trees within Watchet Conservation Area Cllr Irven informed members that the application had already been granted by Somerset Council Planning.
3/37/23/028	22 Flowerdale Road, Watchet, TA23 0DX Erection of rear single storey extension The committee has no objections
3/37/23/030	48 Doniford Road, Watchet, TA23 0TG Erection of two-storey extension with internal alterations and extension of parking area The committee has no objections
3/37/23/033	4 Quantock Road, Watchet, TA23 0DY Erection of a single storey flat roof extension to the rear to provide an additional utility/store room for a mobility scooter with a ramped disabled access to the garden The Committee whole-heartedly support the application

23/57B Matters for the next meeting – verbal, no discussion

- Liaise with Deputy Clerk
- Whitehall Bridge safety concerns

Meeting closed at 7.53pm

Signed.....

Date.....

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