

**Minutes of the Environment & Planning Committee  
held on Thursday 14<sup>th</sup> December 2023 at 6.45pm**

**Present:** Cllr Campbell, Cllr Murphy, Cllr Richards, and Cllr Whetlor (Chair)

**In attendance:** Jo Grellier, Deputy Town Clerk, and 8 members of the Public

Before the meeting commenced, 3 members of the public (one speaking as a resident and as a representative for WCS) having given notice to speak during the public participation section, made a statement relating to planning applications 3/37/23/029 and 3/37/23/031 Parsonage Farm, Watchet.

Cllr Whetlor as Chair proposed that ***'the order of business on the agenda is changed and Planning application 3/37/23/029 and 3/37/23/031 comments are considered after 23/59B'***. Seconded by Cllr Campbell. Carried.

**23/58B To Receive Apologies for Absence** (LGA 1972, section 85 (1))

Cllr Whetlor proposed that ***'apologies given by Cllr Irven, Moss, and Westcott are accepted'***. Seconded by Cllr Murphy. Carried.

**23/59B 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				

**Plans received for discussion**

**3/37/23/029 Parsonage Farm, 41 Brendon Road, Watchet**

Hybrid Application comprising of application for Outline Planning, Phase 2, (with all matters reserved except access) for the erection of a residential development comprising of a mix of 230 No. dwellings including affordable, erection of buildings for employment use (Classes B2, B8 and E) with pedestrian, cycle and vehicular access, landscaping, drainage, public realm and Full Planning, Phase 1, for the change of use of the agricultural buildings to Class B8

**3/37/23/031 Parsonage Farm, 41 Brendon Road, Watchet**

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Both applications were discussed together. Cllr Murphy, on behalf of the Committee thanked the public participants for the valuable points raised. Cllr Murphy proposed that ***'the Committee agree to seek a meeting with Williton Parish Council with a view to digest all comments made at the meeting this evening and prepare joints comments ahead of the next E&P meeting'***. Seconded by Cllr Whetlor. Carried. A long discussion between members ensued. Cllr Murphy proposed that ***'the Committee agree to send a representative on behalf of Watchet Town Council to the Somerset Council Planning meeting when the items are to be discussed to oppose the applications'***. Seconded by Cllr Whetlor. Carried.

7 members of public left the meeting at 7.10pm.

**23/60B To receive and sign the minutes of the previous Environment and Planning meeting** - (23<sup>rd</sup> November 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 Murphy proposed that ***'the minutes of the 23<sup>rd</sup> November 2023 meeting are a true and accurate record'***. Seconded by Cllr Whetlor. Carried with 2 abstentions.

*LAW*

23/61B **Whitehall bridge safety concerns:**

- (i) Somerset Council response to safety concerns raised - (*Paperwork circulated to members prior to the meeting via **Appendix 2***)  
The Deputy Clerk updated members on correspondence received from Somerset Council. Cllr Murphy proposed **'that the committee note the response given by Somerset Council'**. Seconded by Cllr Campbell. Carried.

23/62B **Watchet Task Force:**

- (i) Update - *if required*  
Cllr Murphy, as WTF representative updated members on the urban design progress and tabled a report. Cllr Murphy proposed that **'The committee approve support of the following recommendations to Full Council in January 2024:**
- 1. Full Council endorse the process carried out by WTF to select an Urban Design Partner for Watchet.**
  - 2. Full Council approve the selection of Feria to be the Watchet Urban Design Partner.**
  - 3. Full Council note the use of the Task SC grant allocation for Urban Design work for the above purpose.**
  - 4. Full Council approve the use of the Watchet Town Council allocation of up to £2K for Urban Design work to support the contract with Feria should it be required'**. Seconded by Cllr Campbell. Carried.

23/63B **Councillor Surgeries:**

- (i) Update from Councillor surgery on 2<sup>nd</sup> December - *if required*  
Nothing additional to report – queries already in progress.
- (ii) Liddymore Estate dog bin requirement – response update from Deputy Clerk - (*Paperwork circulated to members prior to the meeting via **Appendix 3***)  
The Deputy Clerk updated members on correspondence received from Somerset Council suggesting that additional dog waste bins would be the responsibility of the Developer. Cllr Whetlor proposed that **'delegation is given to the office to write to the developers and request that additional dog waste bins are sited and emptied regularly until such time that the road is adopted'**. Seconded by Cllr Richards. Carried.
- 23/64B **SID traffic speed control funding:**
- (i) Update from Deputy Clerk (*Paperwork circulated to members prior to the meeting via **Appendix 4***)  
The Deputy Clerk updated members that the funding pot has closed since approval to apply, but will re-open in April. She also provided an update following correspondence from local PCSO regarding Brendon Road. Members noted.
- 23/65B **Watchet Coastal Working Group:**
- (i) Update – *if required*  
The Deputy Clerk informed members that an update was requested on 13<sup>th</sup> November, no response from Somerset Council to date.

23/66B 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**

- 3/37/23/032 **2 Alamein Avenue, Watchet, TA23 0TY**  
Demolition of existing side extension and replacement with single storey extension to provide utility and downstairs bathroom plus erection of a single detached garage.  
**The Committee approve of the application.**
- T/37/23/013 **5 Rangoon Road, Watchet**  
Application to carry out management works to one popular tree included in West Somerset District (Watchet) Tree preservation Order 1994 (T/3/86) on land opposite 5 Rangoon Road, Watchet  
**The Committee support the application.**
- T/37/23/014 **23 Rangoon Road, Watchet**  
Application to carry out management works (crown-reduction) to two ash trees included in West Somerset District Tree Preservation Order T/3/86 on land to the east of 23 Rangoon Road, Watchet  
**The Committee support the application.**
- 3/37/23/034 **53-55 Liddymore Road, Watchet**  
Conversion of 2 No. flats into 3 No. self-contained flats with independent external access to ground floor  
**The Committee approve of the application due to the increase in provision of one bed flats in Watchet.**
- 3/37/23/035 **5 Anchor Street, Watchet, TA23 0AZ**  
Change of use of former function room/double skittle alley currently used for storage for the radio museum to

a venue for functions/activities and the performing arts

The Committee welcome bringing the current area back into use for a function room & skittle alley but has reservations regarding some of the proposed usage and potential disturbance to neighbouring houses.

23/67B **Exclusion of Press and Public**

*"That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public be temporarily excluded, and they are instructed to withdraw"* (Public Bodies (Admission to Meetings) Act 1960

At 7.50pm Cllr Whetlor proposed that **'due to the confidential nature of the business to be transacted, Standing Order (3d) is invoked, and the public are instructed to withdraw'**. Seconded by Cllr Campbell. Carried.

1 member of the public left the meeting at 7.50pm

EX 23/68B **Allotment/West Beach subsidence:**

(i) Verbal Update from Cllr Irven

In the absence of Cllr Irven, the Deputy Clerk tabled an update report following recent drone photos provided by Geckoella. Members noted.

See Excluded notes 23/20EX

Cllr Whetlor, at 7.55pm, proposed **'the re-admittance of the public to the meeting'**. Seconded by Cllr Murphy. Carried.

23/69B **Matters for the next meeting – verbal, no discussion**

- Liaise with Clerk
- Parsonage Farm planning applications

Meeting closed at 7.56pm

Signed..... H. A. Whetlor .....

Date..... 17 / 1 / 2024 .....

*[Handwritten signature]*

