

**Minutes of the Environment & Planning Committee
held on Wednesday 17th January 2024 at 6.45pm**

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

In attendance: Jo Grellier, Deputy Town Clerk, 4 members of the Public

Before the meeting commenced, a member of the public 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 on behalf of PFAG (Parsonage Farm Action Group) and as a resident.

During the public participation 2 members of the public arrived.

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 24/72B'***. Seconded by Cllr Richards. Carried.

24/70B **To Receive Apologies for Absence** (LGA 1972, section 85 (1))
None received.

24/71B 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 Irven	3/37/23/029 and 3/37/23/031	Resides nearby proposed planning application area	Personal	Cllr remained in the room and took part in the discussion but abstained from voting. On comments to be submitted.

24/72B **To receive and sign the minutes of the previous Environment and Planning meeting - (14th December 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 14th December 2023 meeting are a true and accurate record'***. Seconded by Cllr Moss. Carried with 1 abstention.

A member of the public arrived at 6.51pm.

A member of the public left at 6.52pm and returned at 6.53pm.

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
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

RAW

the agricultural buildings to Class B8

The Committee agreed to comment on both applications as one. Cllr Murphy provided further background on the development application and informed members that a meeting was held with Williton Parish Council earlier that day to discuss the development. Williton Parish Council shared comments that had already been submitted on the Planning Portal, there were as follows:

Application No	Location	Details	Comment
3/37/23/029	Parsonage Farm, 41 Brendon Road Watchet Somerset	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	OBJECT 1. There has been no proper review of Local Plan since it was introduced. 2. This development is inappropriate 3. Insufficient infrastructure – detailed review required on schools, medical facilities and roads – looking at all applications in the area in conjunction with each other, not individually. 4. Concern regarding flooding and impact on water courses in the area.
3/37/23/031	Parsonage Farm, 41 Brendon Road Watchet Somerset	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 (Listed Application Only)	Comments the same as above

Cllr Murphy commented that that the objections made by Williton Parish Council together with information provided by PFAG and their Planning Lawyer letter cover a great measure of points. A discussion ensued. Cllr Whetlor proposed that ***'Cllr Irven be appointed to work alongside PFAG and attend to represent WTC at the planning meeting'***. Seconded by Cllr Moss. Carried with 1 abstention.

A further discussion ensued. Cllr Irven proposed that ***'the funds remaining in the budget for traffic analysis is, if deemed necessary, used to cover the costs of a traffic analysis on the Parsonage Farm development to compliment the opposing comments'***. Seconded by Cllr Campbell. Carried.

Cllr Moss proposed that ***'Watchet Town Council endorse the comments made by Williton Parish Council and support the statements made by PFAG and their Planning Lawyer. Cllr Murphy to draft comments for LPA submission'***. Seconded by Cllr Richards. Carried with 1 abstention.

Cllr Whetlor thanked the PFAG for their continued hard work.

All 4 members of the public left the meeting at 7.10pm

24/73B

Watchet Coastal Working Group:

(i) Update – if required

The Clerk informed members that response has been given by S/C. A request from Geckoella,

WTC

who will form part of the Coastal Working group when it is launched, has been received, to provide a CIEEM award reference to highlight the work they do which has been paramount in recent years aiding the council with expert advice and recommendations regarding the West Street Allotment Subsidence. A discussion ensued. Cllr Whetlor proposed that **'the Clerk is given delegation to provide Geckoella with a reference to aid their award application process'**. Seconded by Cllr Irven. Carried.

24/74B

Somerset Council Street Naming & Numbering Pilot:

(i) Update from the Clerk following a virtual meeting held with Somerset Council on 19th December 2023 (*Paperwork circulated to members prior to the meeting via Appendix 2*)

The Clerk informed members that the Assets Co-ordinator attended a zoom meeting with Somerset Council in the absence of the Clerk, regarding a new street naming pilot on 19th December 2023. A discussion between members ensued regarding how WTC can ensure a comprehensive list of new street names is collated. Cllr proposed Whetlor proposed that **'delegation is given to the Clerk along with support from Cllr Moss to contact organisations discussed to request support in providing 10 suggested street names.'** Seconded by Cllr Moss. Carried.

24/75B

Duplication of postcode:

(i) Response from Royal mail regarding duplicated Watchet postcode - (*Paperwork circulated to members prior to the meeting via Appendix 3*)

Members noted the response from Royal Mail. Cllr Campbell proposed that **'the Clerk contact Royal Mail thanking them for their response and inform them that WTC will not be obtaining signatures but support the Royal Mail process in contacting the addresses directly'**. Seconded by Cllr Moss. Carried.

24/76B

To address Watchet resident correspondence regarding Planning Application 3/37/23/034 –
(*Paperwork circulated to members prior to the meeting via Appendix 4*)

Members noted correspondence. A discussion ensued. Cllr Whetlor proposed that **'the Clerk write to the resident and inform them that WTC are only Statutory consultees and do not approve or refuse any planning applications, all concerns should be reported to Somerset Council using the Planning Portal. In future Committee will use the wording 'support application' rather than 'approve of application' to prevent any future misunderstanding'**. Seconded by Cllr Campbell. Carried.

24/77B

Councillor Surgeries:

(i) To address Liddymore Road resident concerns - (*Paperwork circulated to members prior to the meeting via Appendix 5*)

Members noted the concerns raised. A discussion ensued. Cllr Murphy proposed that **'points 1,2,3,4,& 7 are addressed with Somerset Highways and the clerk to respond to point 5 & 6 advising the resident that Watchet Town Council are not aware of the removal of yellow lines on Doniford Road so the resident will need to address with Highways and that Watchet Town Council are actively reviewing access to appendices on the website'**. Seconded by Cllr Richards. Carried.

24/78B

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

24/79B

Matters for the next meeting – verbal, no discussion

- Liaise with Clerk
- Threat to Williton Recycling Centre closure

Meeting closed at 7.56pm

Signed..... L. A. Whetlor

Date..... 22nd Feb 2024

