



WINCANTON TOWN COUNCIL

DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 29TH MARCH 2021 ONLINE VIA ZOOM

PRESENT: Councillors Thomas (Chair), Power, Shelbourn-Barrow, Tudgay, and Walters

ALSO PRESENT: Councillor Ralph

LOCUM CLERK: Zöe Godden

There was one member of the public present at the start of the meeting.

The meeting started at 18:05.

The Chair welcomed everyone to the meeting and read the guidance on public participation.

18:06 – The Chair allowed a public open session.

A member of the public asked if all Councillors had received a statement that he had sent earlier in the day. All Councillors had received this. The member of the public said that there was some uncertainty about the ability of the developer to extend the car park on the appeal site. The member of the public said that there was a large social media group, which opposed the proposed development of the site and emphasised that the site was an area of ecological importance that was highly valued by residents. The statement that had been submitted made reference to the Neighbourhood Plan. The member of the public asked the Committee to oppose the appeal and stressed that the removal of mature woodland on the site was undesirable.

18:08 – The Chair brought the public open session to a close.

010 APOLOGIES

No apologies had been received.

011 DECLARATIONS OF INTEREST

There were no declarations of interest.

012 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

	Application number	Address	Proposal	Link
a)	Appeal in Respect of Application Decision Reference: 20/01245/FUL	Land South of Shatterwell Villas, Shadwell Lane, Wincanton BA9	Application for full planning permission for two contemporary dwellings on a vacant garden plot.	https://publicaccess.southsomerset.gov.uk/online-applications/appealDetails.do?keyVal=QPC31MOW0LA00&activeTab=suimary

The Chair summarised the main points of the original application and the appeal. The original application had been refused by SSDC and SSDC's Planning Specialist had written to the Planning Inspectorate to recommend that the appeal was not allowed on the grounds that the benefits did not outweigh the negative impact the development would cause. The Chair noted the content of the Shatterwell Woodland Action Group statement, referred to by the member of the public and proceeded to read out a statement from the CATCH Group, which had not been able to send a representative to the meeting. The CATCH statement strongly opposed the proposed development of the site and emphasised the value of the mature trees in the area in preventing flooding. Other points raised in the Catch Statement were that the proposed dwellings would be too close to the riverbank, the site was classified as woodland, not an overgrown garden or brownfield site and that there was no evidence of a lighting plan, despite this being requested by the County Ecologist.

The Chair felt that the information from the two local groups, along with a review of the available information, indicated that the application was not a good idea and **PROPOSED** that the Committee should recommend that the appeal was not allowed.

Councillor Tudgay noted that, at a previous Full Council meeting, the Council had recommended approval of the original application and asked if the proposal was to overturn this decision. The Chair pointed out that, when considering the original application, the Council had not seen all of the information that was now available, particularly in relation to the proposed car parking area. In light of this additional information, the Chair said that the original recommendation should be reviewed, as the car parking issue was more complex than had previously been thought. In addition, the Chair noted that the dwellings were not as environmentally low-impact as at first thought and that the appellant had stated that SSDC had not been able to demonstrate a five-year housing land supply, when in fact, a six-year supply was now available.

Councillor Shelbourn-Barrow asked the Locum Clerk to describe the role of Town Councils in the planning process. The Locum Clerk explained that Town Council was a consultee and had no power to approve or refuse planning applications. SSDC was the planning authority with the power to make decisions on planning applications. Similarly, Town Councils were consultees in the appeals process, with the final decision on planning appeals lying with the Planning Inspectorate.

Councillor Walters asked if there was any information available on access to the site.

18:26 – The Chair allowed a public open session.

A member of the public stated that County Highways had not objected to the original application. Access was proposed onto Shadwell Lane and only pedestrian access was to be available onto North Street.

18:26 – The Chair brought the public open session to a close.

Councillor Power **SECONDED** the Chair's proposal to recommend that the appeal was not allowed, due to the points raised in the statements from the two local groups.

In addition to the proposal, the Chair added that the reasons for this decision should be that the dwellings were not environmentally low-impact and that there was no recognised need for new dwellings in Wincanton because SSDC was now able to demonstrate a six-year housing land supply.

Councillor Tudgay suggested that a further reason for recommending that the appeal should not be allowed was that the car parking area was not suitable as it would require a lot of ground works to make it accessible and that it was unlikely that the car park would provide adequate parking spaces.

The Chair summarised the reasons for recommending that the appeal should not be allowed.

RESOLVED: It was proposed by Councillor Thomas, seconded by Councillor Power and unanimously agreed, that the Committee recommends that the appeal should not be allowed because the dwellings were not environmentally low-impact, there was no recognised need for additional housing in Wincanton due to SSDC's ability to demonstrate a six-year housing land supply and because the car park area would not be suitable or sizeable enough to provide adequate parking spaces. The Committee also felt that the development would have a negative ecological and environmental impact on the site due to the proposed removal of mature trees.

013 DATE OF NEXT MEETING

The next scheduled Planning Committee meeting will take place on Monday 12th April 2021.

The meeting ended 18:31.

Zöe Godden
Locum Clerk