

## PLANNING COMMITTEE

### Minutes of the Meeting held on 25 April 2013 at 4.30 pm

#### Present:

Councillor A F Knight .....	Chairman
Councillor I Melhuish .....	Vice Chairman
Councillor A M Chick	Councillor G S Dowding
Councillor A P Hadley	Councillor B Heywood
Councillor E May	Councillor K M Mills
Councillor S J Pugsley	Councillor L W Smith
Councillor M A Smith	Councillor A H Trollope-Bellew.
Councillor K H Turner	

#### Officers in Attendance:

Planning Manager - Andrew Goodchild  
Deputy Planning Manager - Ken Taylor  
Committee Administrator - Linda Bulpin  
Legal Advisor - Roy Pinney - Mendip D C  
SCC Highways – Arminel Goodall

#### **P206 Apologies for Absence**

Apologies for absence were received from Councillor C Morgan and Councillor D D Ross.

#### **P207 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 28 March 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor K Turner and all present voted in favour.

#### **P208 Declarations of Lobbying**

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P211	3/39/11/002	Land at Bank Street, Williton	Supporters
All Councillors	P211	3/39/11/002	Land at Bank Street, Williton	Objectors

#### **P209 Declarations of Interest**

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr K M Mills	P211	3/39/11/002	Personal – Member of the Co-op	Spoke and Voted
Cllr M A Smith	P211	3/39/11/002	Personal – Member of the Co-op	Spoke and Voted

#### **P210 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
211	3/39/11/002	Land at Bank Street, Williton	Major R McDonald	Chairman of Williton P C	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Mr Stiven	Local Resident	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Mrs W Spencer	Love Williton Group	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Mr D Wintle	Love Williton Group	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Mr S Gill	Williton Chamber of Commerce	Objecting

211	3/39/11/002	Land at Bank Street, Williton	Mr J Rainey	Representing the Co-op	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Mrs S Meneilly	Local Resident	Objecting
211	3/39/11/002	Land at Bank Street, Williton	Ms S Bowen	Local Business Proprietor	Supporting
211	3/39/11/002	Land at Bank Street, Williton	Mr D Sadler	Local Resident	Supporting
211	3/39/11/002	Land at Bank Street, Williton	Mr C Duddridge	Local Resident	Supporting
211	3/39/11/002	Land at Bank Street, Williton	Mr S Bruford	Progress for Williton Group	Supporting
211	3/39/11/002	Land at Bank Street, Williton	Mr M Hockaday	Applicant's Agent	Supporting
211	3/39/11/002	Land at Bank Street, Williton	Mr D Gliddon	Applicant	Supporting

## **P211 Town and Country Planning Act 1990 and Other Matters**

Report Eleven of the Planning Team dated 18 April 2013 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

**RESOLVED** that the recommendations contained in Section 1 of the Report be approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

### **Reference      Location, Proposal and Decision**

#### **3/39/11/002      Land at Bank Street, Williton**

**AGREED** that Planning Permission be REFUSED for the reason as modified in Late Correspondence and detailed below.

#### **Reason for Refusal**

The proposed supermarket would result in a significant financial impact on the trade/turnover of Williton centre taking into account the lack of quantitative need for additional convenience retail floor space. The supermarket would have a significant adverse impact on the vitality and viability of Williton centre, which is likely to result in store closures and impact on investment in the centre. Such an impact on the centre would result in reduced consumer choice and competition. The adverse impact of the proposal is not outweighed by the benefits (i.e. reduced leakage of bulk/main shopping trips & some reduced journey lengths) of the scheme. Furthermore, the proposal would result in the loss of a site allocated for housing, the site forms an important part of the potential housing provision in the district. This proposal does not accord with Policies 20 and 21 of the Somerset and Exmoor National Park Structure Plan Review, Policies SP/2, SH/3, SH/4 and H/1 of the West Somerset District Local Plan and Policy within paragraphs 23, 26 and 161 the National Planning Policy Framework.

#### **Committee's Consideration**

Highway safety issues in this area of Williton  
Compliance with the requirements of travel plans  
Possible non-compliance with conditions restricting delivery times  
Leakage of shoppers from Williton to larger towns  
Possible employment opportunities  
Noise nuisance

Loss of residential amenity  
Loss of land for residential development  
Possible loss of retail business from the main street  
Status of Williton as a Dementia Friendly Village

**P212 Exmoor National Park Matters**

Cllr S Pugsley gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

**P213 Delegated Decision List**

The Planning Manager answered any questions arising from the report.

**P214 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Process</b>
Mr R H Vincent	Site at land between Beverley Drive and Goviers Lane, Watchet Erection of one two-storey three bedroom house	Written Reps

The meeting closed at 6.45 pm