

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

Appellant	Proposal and Site	Process
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