

A MEETING OF THE PLANNING ADVISORY COMMITTEE

Held on:	Tuesday 9 th April 2024 at 6pm. Room 6, Crispin Community Centre, Leigh Road, Street.
Members Summoned and Present:	Members Summoned and Present: Peter Goater (Chair), Bryan Knickerbocker, Terry Napper & Laura Wolfers (Vice Chair)
Absent:	Councillors Pam Birch & Neil Howiantz.
Officers Present:	Danielle Price (Assistant Clerk)
In attendance:	No additional attendees.

PUBLIC PARTICIPATION

Public question time

There was none.

The meeting began at 6:00pm.

MINUTES

RESOLVED: To approve the minutes of the Planning Committee meeting held on 12th March 2024 as a correct record and signed by the Chair. *LGA 1972, Schedule 12, paragraph 41(1).*

1. Apologies for absence

Apologies were received from Councillors: Birch & Howiantz and noted.

2. Declarations of interests and grant of dispensations

Councillors were reminded of their duty to declare any interests in the business to be transacted.

None received.

3. Planning Consultation from Somerset Council - Local Plan Part II- Regulation 18

RESOLVED: That ACCE will respond to the consultation generally in support of the proposals, but with the following concerns for Brooks Farm stressing the importance of Somerset Council's due diligence regarding:

- i) Heightened flood risk and the publication of adequate calculations and plans.
- ii) Traffic flow: current pressures on traffic are already excessive in the area. Attentions to be made where schools are situated in the nearby area.
- iii) Developments' effect on local infrastructure and public services – Street Parish Council would like to be kept up to date with plans to alleviate an already stretched situation for school places affected by funding cuts and local services such as GP services and dentists.
- iv) Attention to detail is reserved as a high priority for protecting wildlife and species and that this is reported on in detail.

4. Planning Applications

Applicant & Application No(s)	Application Details	RESOLVED TO RECOMMEND
2024/0410/PAH V Furfaro	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, with a maximum height of 4 metres and an eaves height of 2.5 metres	Approval in principle – <i>though ACCE agreed to check on process for extension requests as decision notice was already published in portal despite extension being requested.</i>
2024/0379/FUL Mr M Reay	Division of 1no. unit into 2no. units with associated fenestration and internal alterations	Approval – it was felt it was prudent to make active use of the site as it has been unoccupied. Access was highlighted as a potential issue if large vehicles were in use, however, this was not deemed likely. Recommended for SC to make note of neighbour’s comment on guttering.
2024/0443/FUL Mrs M Begum	Conversion of existing garage to independent living accommodation for rent.	Approval – as low-cost housing opportunity. Concerns raised: it is not in keeping with local aesthetic and propose a caveat that the build has to be attached to the current property in situ and should not be sold separately.
2024/0566/HSE Mr and Mrs Everson	Single storey extension to rear, conversion of garage, creation of outbuilding + Loft conversion	Approval – in keeping with no overbearing aspects.
2024/0552/FUL InVia AM	Partial extension of four existing Arch windows on the front elevation	Approval – it was felt the proposal will make effective use of a vacant building.
2024/0437/ADV N Nugent	One projecting oval hanging sign hung from glazed canopy over entrance doorway	Approval.

Planning Notifications

RESOLVED: To NOTE the following notification:

Notification No(s)	Application Details	Comments
2024/0513/TCA T1 - Lawson Cypress	Section felling to ground level.	It was proposed SPC make an enquiry as to the extent to some of the work done on trees which may be excessive and not good for the environment.

5. Date of Next Meeting

The next meeting of the Planning Committee will take place at:

6pm on Tuesday 14th May 2024 at Room 6, Crispin Community Centre, Leigh Road, Street.

There being no further business, the meeting was closed at 6:34 pm.