

## A MEETING OF THE PLANNING COMMITTEE

Held on:	Monday 15 <sup>th</sup> January 2024 at 6pm. Street Methodist Church, Leigh Road, Street.
Members Summoned and Present:	Members Summoned and Present: Peter Goater (Chair), Laura Wolfers (Vice Chair), Pam Birch, Neil Howiantz, Bryan Knickerbocker, Terry Napper.
Absent:	No Committee members were absent.
Officers Present:	Jenny Service (Parish Clerk) & Danielle Price (Assistant Clerk)
By invitation:	Curo representatives.
In attendance:	38 members of the public.

### PUBLIC PARTICIPATION

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. Note: The Council is unable to make formal decisions under public question time, but items raised may be recommended for consideration at a future meeting.

Numerous members of the public presented their opinions, summarised below:

#### Objections Received:

- Sincere concerns for flood risk and issues relating to calculations prior to outline planning not reflecting the current (and ongoing) climate changes relating to accumulation of water on the site.
- Apprehensions were explained in regard to already over-subscribed infrastructure, including placements for: school places, GP and dental surgeries; and demands on pharmacies (already oversubscribed).
- A cumulative pressure on increased traffic to the surrounding roads; creating stress on the residual environment was raised several times. A plea for calming measures was made in numerous statements. (Burley Lane was mentioned repeatedly).
- Issues relating to the selection of a green site for building were also raised (in contrast to a brown site). Along with other pertinent environmental protection factors.
- The lack of transparency for monies calculated at the outline planning stages via Section 106 (and uncertainty of current funds available, were highlighted, with a message they should be repurposed for educational facilities.
- Disruptive building activity was highlighted (particularly: “dust, noise and fumes”); affecting the settlement of residents in situ at the build stage.
- Sensitivity towards the current residents was raised. The current residents objecting, question the former communications and lead times supplied prior to the Unitary Council (i.e. Mendip District Council) forming a decision on this development; at outline planning stage.

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- The issues relating to the development having an impact on Insurance probability and/or premiums were also raised.

Neutral Concepts:

- Legal obligations pertaining to Social Housing were raised.

Supportive Considerations Received:

- The national requirement outlined for creating Social Housing was signified and aligned with this application.
- The requirement for affordable housing being available to new families, locally, was raise as an opportunity.
- The positive impact of [new] residents entering the local community; influencing the economy was raised.
- The former comments relating to Section 106, were counter-balanced with the suggestion the construction materials, to execute the prospective building, would be inflated since the original consultation at Outline Planning.
- It was acknowledged that the standards were achieved by the Local Flood Authority and Bristol Water when calculations were originally made.
- The plans pertaining to the potential local build would accommodate pedestrianisation and confidence was shared in how traffic-management would be arranged accordingly.

Curo's representatives responded stating they hoped to allay the concerns aired. They explained the stance in relation to the planning application now residing with reserved matters; having been granted, at the outline planning stage, and addressed that the studies undertaken for outline planning had been acceptable and met required standards.

They emphasised that efforts now were to ensure that the concerns raised by residents relating to flooding, drainage, environmental management, infrastructure, traffic and local impacts were being managed to ensure they adhere to all requirements (in consultation with Somerset Council, as the Local Authority). It was put forward that these responses would be covered by a Construction Management Plan, to iterate the next stages of development aligning with "best practice" and efforts to ensure the build site is operationally functional without being excessively disruptive to the residents already residing in the area.

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### 1. Apologies for absence

None received.

### 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. Confirmation of minutes

The minutes of the Planning Committee meeting held on 5th December 2023 were approved for signing as a true record of the decisions taken.

### 4. Planning Applications

**2023/2354/REM** Application for approval of reserved matters (appearance/landscaping/layout/scale) following outline approval 2019/2946/OTS for 280 dwellings, vehicular and pedestrian access, Sustainable Urban Drainage, open space, landscaping and associated infrastructure.

(1) PROPOSED: To OBJECT the application to Somerset Council due to the following material considerations:

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- i) Overshadowing (1).
- ii) Overlooking, loss of privacy and overbearing nature (2).
- iii) Design and appearance impacting on public and visual amenities. In particular, use of heavy, dark wood that is not in keeping with Street's aesthetic (3).
- iv) Layout and density of the building (particularly on the north side) being unneighbourly and obstructing residents' views (4).
- v) Issues with access and safety due to traffic generation (8).
- vi) Concerns for noise, smells or disturbances (10).
- vii) Flood risk (11).

As a recorded vote, the following councillors voted accordingly:

IN FAVOUR: Councillors Birch, Napper and Wolfers.

AGAINST: Councillors Goater, Howiantz and Knickerbocker.

As the result was tied, the Chair cast their deciding vote to refuse the proposal, thus, the motion was not carried.<sup>i</sup>  
The Chair then made the following counterproposal:

(2) **RESOLVED:** To **RECOMMEND** the application to Somerset Council with the following considerations raised:

- i) The potential for serious flooding across the area is a major concern for residents. It is felt a recalculation reflecting the true representation of flood-risk to the area and current climate changes would be advised.
- ii) The potential for excessive traffic generation is another major concern - restrictions would be useful for the surrounding roads such as: Burley Lane which it is feared will be under too much pressure.
- iii) It is recommended a curfew is imposed to protect the residents in situ, particularly at the noisy building phase.

As a recorded vote, the following councillors voted accordingly:

IN FAVOUR: Councillors Goater, Howiantz and Knickerbocker.

AGAINST: Councillors Birch, Napper and Wolfers.

As the result was tied, the Chair cast their deciding vote in favour of the recommendation, thus, the motion passed.

*The meeting was adjourned at 7:44pm (Councillor Peter Goater left the room due to a declared interest on the item concerned) for transfer of duties to the Vice Chair, Councillor Laura Wolfers, to conduct the meeting for the following item:*

(3) **2023/2486/VRC** Application for the variation of conditions 4 (floodlighting) on planning consent 059553/016.

**RESOLVED:** To **RECOMMEND** approval.

*Councillor Peter Goater returned to the room and resumed Chairing the meeting at 7:49pm.*

(4) **2023/1978/HSE** Proposed first floor side extension (timber frame)

**RESOLVED:** To **DEFER** to the meeting to be held on 16<sup>th</sup> January 2024.

(5) **2023/2112/FUL** Change of use from agricultural to storage use, siting of 36 shipping containers for storage use (part retrospective), upgrading of access, erection of 2.2m fence.

RESOLVED: To RECOMMEND refusal based on material considerations 3 and 4, particularly, relating to visual impacts on surroundings and environment.

(6) **2023/2229/FUL** Replace existing pond with 2no. above ground water tanks.

RESOLVED: To RECOMMEND approval.

(7) **2023/2381/FUL** New shop front, air conditioning units, Internally illuminated fascia's and internally illuminated projecting sign (amended description on 22.12.23)

RESOLVED: To RECOMMEND approval.

(8) **2023/2382/ADV** Internally illuminated fascias and internally illuminated projecting sign

RESOLVED: To RECOMMEND approval.

(9) **2023/2428/FUL** Replacement External Windows and Doors, Re-Roofing, Re-Cladding and External Decking

RESOLVED: To RECOMMEND approval.

(10) **2024/0013/HSE** Proposed single storey side extension

RESOLVED: To RECOMMEND approval.

(11) **2023/2359/VRC** Variation of condition 2 (Plans List), 5 (Garages) & 6 (Parking) on planning consent 2019/1893/FUL (Change of use of 1-3 West End from Police Station to 2no. dwellings; Change of use of 5-7 West End from local authority office to police station and associated external alterations; widening of site access and associated works).

RESOLVED: To DEFER to the meeting to be held on 16<sup>th</sup> January 2024.

### Planning Notifications

**2023/1835/TCA** Trees in beer garden - Lift to 2.5m, to clear play equipment. T2 - Indian Bean - Crown lift to 2.5m. T4 - Sweet Gum - Crown reduce by 1.5m to clear building and balance shape.

RESOLVED: To NOTE the statement provided by Somerset Council.

### 5. Date of Next Meeting

The next ordinary meeting of Street Parish Council will take place at:

6pm on Tuesday 16<sup>th</sup> January 2024 at Room 6, Crispin Community Centre, Leigh Road, Street.

There being no further business, the meeting was closed at 8:05pm.

<sup>1</sup> The Local Government Act 1972, Section 15 (3).