

## A MEETING OF THE PLANNING COMMITTEE

Held on:	Monday 8 <sup>th</sup> January 2024 at 6pm. Crispin Community Centre, Leigh Road, Street.
Members Summoned and Present:	Members Summoned and Present: Peter Goater (Chair), Laura Wolfers (Vice Chair), Pam Birch, Neil Howiantz, Bryan Knickerbocker and Terry Napper.
Absent:	All present.
Officers Present:	Jenny Service (Parish Clerk) & Danielle Price (Assistant Clerk)
By Invitation & in attendance:	Peter Roberts (Snr Planning Manager) and David Rhodes (Architect) from Curo, the developers of the Somerton Road site.
In attendance:	32 members of the public.

### PUBLIC PARTICIPATION

#### Public question time

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 included concerns relating to a perceived lack of consultation for the development, particularly at the outline planning stage, but also as far as the Somerton Road application for reserved matters was received directly before a public holiday, which has caused problems for managing the amount of time the parish council and residents could create opportunities for public consultation in relation to this application.

It was alleged the site has Radon present which could pose significantly dangerous health risks to those residing in and around the site, not to mention damage posed to the ecological habitat and protected species.

Other concerns were raised relating to use of a green site for construction instead of a brown site. It was predicted there will be substantial problems with systems for sewage-management and drainage becoming overwhelmed, as well as how Climate Change has already affected the amount of flooding appearing on site (having worsened since the studies were undertaken at the original application stage). It was felt that the engineering envisaged for the site may be misconceived.

It was put forward that the build will create excessive demands on local amenities which are already overstretched, such as: doctors, dentists and available school places which are particularly limited in early years and primary levels.

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Excessive traffic in an already busy area, was also brought up as a significant issue, which could prove dangerous for children especially. It was noted the condition of the roads is already poorly maintained.

Another consideration was raised regarding the disruptive nature of the build for residents already in situ, with noise pollution and creation of dirt etc.

Curo did not have an engineer present to respond to some of the residents' queries relating to infrastructure and flood management/mitigation on the site but agreed to take the notes back and endeavour to get a response put together for the next meeting, as detailed below.

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*The Chair of the Planning Committee and Assistant Clerk agreed the meeting would be best to manage with the presentation from Curo followed by public Q&A, whereby, the developers could respond to any issues raised. It was explained the remaining orders of business would be deferred until the next Extraordinary Planning Committee meeting scheduled, as detailed below.*

### Date of Next Meeting

The next Extraordinary meeting of the Planning Committee will take place at: 6pm, Monday 15<sup>th</sup> January 2024, at Street Methodist Church.

There being no further business, the meeting was closed at 7:10 pm.