

A MEETING OF THE PLANNING ADVISORY COMMITTEE

Held on: Tuesday 13th August 2024 at 6pm.
Room 6, Crispin Community Centre, Leigh Road, Street.

Members Summoned and Present: Members Summoned and Present: Peter Goater (Chair), Neil Howiantz, Andy Leafe and Terry Napper.

Officers Present: Danielle Price (Assistant Clerk)

In attendance: Councillor Bruno Reina.

PUBLIC PARTICIPATION

Public question time

No members of the public attended.

The meeting began at 6:00 pm.

MINUTES

RESOLVED: To approve the minutes of the Planning Committee meeting held on 9th April 2024 as a correct record and signed by the Chair. *LGA 1972, Schedule 12, paragraph 41(1).*

7. Apologies for absence

Apologies were received from councillors: Alison Horgan and Laura Wolfers

8. 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.

9. Mendip Local Plan Part II Update – Consultee Response

RESOLVED: ACCE to write a response to Notice of Regulation 19 – Publication Stage using members feedback, highlighting the following:

- The urgent need for local public services (which are already under severe pressure) to increase with growing demand including: pharmacies, GP surgeries, hospital treatments and dentists; particularly affecting those with additional needs, accessibility issues and/or other vulnerabilities.
- The committee were also concerned about flood risks and wanted to ensure these are investigated and calculated efficiently as a priority with adequate infrastructure; mitigation strategies and flood-protection plans put in place to future-proof land in newly developed areas.

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- Equally, it was emphasised attention to detail must be paid to residential lands occupying exposed/previously affected areas which have experiences of flooding (particularly as new developments will likely exacerbate the situation).
- Members queried the calculation of Primary school places required in proportion to local need (when enrolment is currently in a trend of decline).
- The committee strongly supports the ecological preservation of all animals, protected species, and agrees this should be an urgent requirement for any proposals (including protecting trees and considering rewilding).
- Regarding the Core Policy, members were happy to see recreation spaces prioritised which will complement SPC’s plans for devolution of assets.

10. File Note from Clerk on Somerton Road (2023/2354/REM)

RESOLVED: The committee noted that the Clerk had been in touch with the Planning Officer for this development and that ACCE would follow up when they returned from leave and include any updates on the next agenda.

11. Flood Risks Meeting Update

RESOLVED: Councillor Leafe provided a verbal update on the Flood Risk Working Group meetings (which had been meeting to principally discuss the above application, to develop land west of Somerton Road).

It was confirmed that the Flood and Water Management Team had added new documents to the Planning Portal discussing the requirements for recalculating the risks at the site in line with policy changes.

It was explained that installing meters for at least one year was required to gather the required data.

It was also raised that it is important to consider how any renewed mitigation and protection strategies might affect adjoining sites which have experienced flooding in the past, if dredging is undertaken, for example, can disrupt the natural environment and even create the opposite effect to reducing the risk of flooding.

12. Planning Applications

Applicant & Application No(s)	Application Details	RESOLVED TO RECOMMEND
2024/1123/FUL	Erection of 2no 4 bed detached dwellings with integral garages.	Approval.
2024/1183/ADV AND 2024/1275/ADV	Erection of 6 illuminated signs (both Boparan Restaurant; Slim Chicken)	Defer both decisions to Somerset Council Planning East Committee.
2024/1241/HSE	Demolish conservatory and rear building and erect single storey rear extension.	Approval
2024/1312/HSE	Demolition of existing extension and erection of a 2 storey and single storey rear extension	Approval.

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13. Date of Next Meeting

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

6pm on Tuesday 10th September 2024 at Room 6, Crispin Community Centre, Leigh Road, Street.

There being no further business, the meeting was closed at 6:36 pm.

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