

A MEETING OF THE PLANNING ADVISORY COMMITTEE

Held on:	Tuesday 10th September 2024 at 6pm. Room 6, Crispin Community Centre, Leigh Road, Street.
Members Summoned and Present:	Members Summoned and Present: Peter Goater (Chair), Alison Horgan, Neil Howiantz, Terry Napper and Laura Wolfers.
Absent:	Andy Leafe
Officers Present:	Danielle Price (Assistant Clerk)
In attendance:	Councillors Liz Leyshon and Simon Carswell (Somerset Council); Joanne Halton and Dan Evans (Halton Planning Services) and Hugh and Gloria Clark (landowners at Brooks Road).

PUBLIC PARTICIPATION

Public question time

The developers for the planning initiative for Brooks Road, as per Somerset east's Local Plan Part II attended the meeting to share some information regarding the outline planning for the proposed development and shared their intentions for ongoing public consultation which will be conducted throughout.

The landowners emphasised their commitment to ensuring the development is sympathetic to the area aesthetically and that there would be an ongoing dedication to preserving biodiversity and honouring the local heritage of the site.

An explanation was also provided to summarise the current work being done to investigate the flood risk for the site. As the development it currently gathering data re: attenuation from various tests, this will be reported on in future.

The Planning Advisory Committee were able to ask some initial questions and highlighted the following considerations:

- i) Traffic management, particularly "pinch points" via West End and during school drop off and pick up times outside Brookside School and Avalon School.
- ii) Access for a "relief" road or double-track spine road.
- iii) Flood mitigation plans.
- iv) Greenspace generation and subsequent maintenance.
- v) Impacts on public services (incl. school placement calculations and obligation to contribute meaningfully to local education).

The meeting began at 6:24 pm.

MINUTES

RESOLVED: To approve the minutes of the Planning Committee meeting held on 13th August 2024 as a correct record and signed by the Chair. *LGA 1972, Schedule 12, paragraph 41(1).*

14. Apologies for absence

Apologies were received from councillor Andy Leafe.

15. Declarations of interests and grant of dispensations

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

Councillor Wolfers highlighted an association for 2024/1487/HSE, however, it was agreed this affiliation would not affect their judgment on the planning application.

16. Planning Applications

Applicant & Application No(s)	Application Details	RESOLVED TO RECOMMEND
2024/1487/HSE	Single storey extension to rear.	Approval. It was generally felt the extension would be an improvement, however, there was some discussion about the use of composite cladding and whether this is in keeping with the local aesthetic, but this wasn't considered as being overly significant overall.
2024/1502/HSE	Single storey extension to rear	
2024/1526/HSE	Demolish existing prefabricated garage and replace with a single-storey extension	Approval. It was highlighted this application may affect the biodiversity of the site, as the parking requirement will require a hardstanding surfaced over a portion of what is currently a green space. SPC would like to highlight the reference to ensure there is some attenuation put in place to balance any reduction to biodiversity affected by the development.
2024/1568/FUL	Proposal to combine 62 and 62a Cranhill Road back into a single dwelling, demolition of rear conservatory and construction of single storey extension to the rear of the dwelling.	Approval. Members would like to comment on the fact the rendering proposed could be reconsidered to ensure the aesthetic is in keeping with the locale and would like to see a more appropriate/sympathetic material used instead.
2024/1569/HSE	Single storey wrap around extension	Approval.
2024/1344/ADV	1 fascia sign and 2 projecting signs	Approval. Members expressed an interest in the duration of the light being projected from the signs, as it could be imposing for those living in the flats on the high street, however, it was agreed this was unlikely to be the case and that additional lighting for the high street could be a positive factor.
2024/1499/FUL	Installation of signage and outdoor seating area.	Approval.
2024/1500/ADV	Erection of advertising sign for restaurant.	Approval.
2024/1461/ADV	The proposal for advertising consent includes the installation of three types of signage on the shopfront and a screen within the shopfront	Approval. There was some discussion about the signage not being sympathetic to the commitment to the heritage aspects provided in the planning

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	for the new Tommy Hilfiger Outlet ??? Units 54-56 at Clarks Village.	statement, although, on further scrutiny of the plans and the positioning of the signs, it was felt the signs were appropriate for the site.
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17. Date of Next Meeting

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

6pm on Tuesday 8th October 2024 at Room 6, Crispin Community Centre, Leigh Road, Street.

There being no further business, the meeting was closed at 7:12 pm.

Signed by the Chair: _____

DRAFT