

A MEETING OF THE PLANNING ADVISORY COMMITTEE

Held on:	Tuesday 12th November 2024 at 6pm. Room 6, Crispin Community Centre, Leigh Road, Street.
Members Summoned and Present:	Members Summoned and Present: Peter Goater (Chair), Alison Horgan, Andy Leafe, Terry Napper, Bruno Reina and Laura Wolfers.
Absent:	Neil Howiantz.
Officers Present:	Danielle Price (Assistant Clerk/ACCE)
By Invitation:	Specialist from Curo Peter Roberts & Simon Matthews

PUBLIC PARTICIPATION

Public question time

24 residents were present in relation to the land at Somerton Road application (2024/1857/APP) and were able to use Public Question Time to ask questions about the proposed build in the presence of the developers, Curo. In particular, concerns about flooding including methods of data collection and suitability of the site were raised, as well as issues relating to increased traffic; impact on public services and risks to biodiversity/ecological habitats.

2 other members of the public were present to present their objections to the planning application at 11 Housman Road (2024/1970/FUL).

The meeting began at 6:00 pm.

MINUTES

RESOLVED: To approve the minutes of the Planning Committee meeting held on 8th October 2024 as a correct record and signed by the Chair. *LGA 1972, Schedule 12, paragraph 41(1).*

24. Apologies for absence

Apologies were received from councillor Neil Howiantz.

25. Declarations of interests and grant of dispensations

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

There were no declarations made.

26. Planning Applications

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday 12th November 2024

Applicant & Application No(s)	Application Details	RESOLVED TO RECOMMEND
2024/1970/FUL	Proposed Application for erection of new 3 bedroom dwelling	<p>Refusal.</p> <p>After some detailed contributions from neighbours who wanted to state their objections, it was found that multiple material considerations were highlighted as concerns for this application and that the implied changes were still insufficient to justify such a build which so clearly contravenes the necessary elements of design and integrity of the other properties in this area. Though the build has been reduced to a 3 bed, the reduction makes the build even less relevant to the locality.</p> <p>Furthermore, the proposed plans represent a build which is around two-thirds' smaller than existing properties in the area, therefore it is not in keeping with the locale and its aesthetic (Material Considerations 3 & 4 very heavily considered overall).</p> <p>Overall, the committee felt strongly that this application should not be granted permission and that it is entirely inappropriate to build this while there are so many issues with design, aesthetic and impact on the local environment.</p>
2024/1919/HSE	Refurbishment and extension of existing family home including relocation of swimming pool within new pool house extension	Deferred to technical team.
2024/1893/HSE	Erection of two-storey extension to front elevation and single-storey rear extension.	Refusal due to material considerations 3 & 4 (not in keeping with the street scene and character of other buildings which are characteristically Blue Lias). Concern the proposals would be disproportionately large to others in the area.
2024/1917/ADV	Proposal of 1x illuminated Facial Sign. 1x Bus Stop Vinyl logo	Noted, no concerns raised.
2024/1991/HSE	Proposed demolition of integral garage and erection of single storey front, side and rear extensions and widening of vehicular access.	Street Parish Council Planning Advisory Committee recommend approval of this application as though it is quite ambitious in scope, it is felt the dwelling will be improved and provide a ample

		family home without being overly imposing in the locality
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27. Assistant Clerk's Report

ACCE explained about various complaints received in relation to a pavement license for a shop in the high street which had been granted planning permission and was newly opened. It was mentioned that further investigation was being undertaken via Somerset Council and the tables and chairs have been removed while it is being clarified as to whether a pavement license had been achieved.

28. Date of Next Meeting

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

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

There being no further business, the meeting was closed at 7:48 pm.

Signed by the Chair: _____