

## **APPENDIX 1 – Full Council Meeting held on 4<sup>th</sup> March 2013**

### **Application 3/39/11/002 - Land at Bank Street, Williton**

#### **Response submitted to the Planning Committee of the West Somerset Council**

Whilst members welcome the fact that the applicant has addressed some of comments raised at the previous submission, members would now like to make the following comments based on what was submitted last time.

The Parish Council object to the application on the following grounds:-

- 1 The scheme prevents the building of the Inner Relief Road. This is a major development and an opportunity to contribute funding towards the road. The Parish Council is fully supportive of the relief road and in supporting this application puts the Council at odds with their long term for Williton.
- 2 In the applicant's submission it is stated "There should be no significant or adverse impacts on the vitality and viability of existing Town and Rural centres as a result of retail development". It is not felt that this will be achieved in this case. The predicted fall in Co-op sales will be replicated throughout the remainder of the retail outlets in Fore Street. This will be unsustainable.
- 3 We welcome the fact that Lloyds Bank will potentially be retained.
- 4 Bridge Street/A39 junction – (refer to Appendix D Transport Assessment Addendum). Map W110057/A/001 shows incorrect signage for a 3-way junction/roundabout. Concern is expressed over traffic turning right into Bridge Street before the roundabout from the Minehead direction.
- 5 Employment – those who are actively looking for work might not want to work in a supermarket. This could also steal existing workers from the current supermarket/shops.
- 6 With the access to Fore Street, site barriers would have to be fitted along the pavement to stop children running into the road, this will mean that some or all of the parking in front of the shops will have to be removed.
- 7 It is felt that Williton is not the size of village to support a supermarket of this size.
- 8 It is felt that 2 roundabouts in Priest Street in close proximity would lead to a backup of traffic.
- 9 In the applicant's submission it is stated "There should be no significant or adverse impacts on the vitality and viability of existing Town and Rural centres as a result of retail development". It is not felt that this will be achieved in this case.
- 10 (refer to Planning and Retail Statement Addendum - Appendix 6 Sequential Site Analysis Location Plan). This plan has not been updated. It doesn't show development at E and H and incorrectly marks the Memorial Ground at G.
- 11 Members of the Environment and Planning Committee would like to bring to the planners' attention that it is believed that this land was historically used for burying waste material including old tractors, oil and waste agricultural equipment and would question the safety of the land for building.
- 12 Williton is already within the top 9 villages in the UK which provide a variety of resources for the community and members feel therefore that a rural centre is provided.