

WILLITON PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of the Environment and Planning Committee held on
Monday 19th June 2023 at 9.30am, in the Parish Office, 2 Killick Way, Williton.

Attendees:

Councillors Denton (Chairman), Aldridge (arrived 9.58am) de Burgh-Thomas, Nye,
Payne and Whetlor
Public None
Other Mrs Michelle Francis (Clerk)

Apologies:

Councillors Peeks and White

23/39B It was advised the meeting would be recorded

23/40B Apologies as noted above and reasons for absence approved as indicated (LGA 1972 s85 (1))

23/41B Declarations of Interest

There were none

23/42B Planning Applications for Consideration

23/28.1B The following application was considered for final comments

Application No	Location	Details	Comments
3/37/23/001	Land to the South of Doniford Road and Normandy Avenue, Watchet	Application for the approval of reserved matters following outline application 37/37/17/019 for the access, appearance, landscaping, layout and scale for the erection of up to 139 No. dwellings and associated works	As below

Members considered and discussed each section listed on the application, being Access, Appearance, Landscaping, Layout and Scale. Comments were made which would be collated and submitted to the Somerset Council Planning Portal. A copy would be circulated to members for agreement before submission and forwarded to Watchet Town Council. A copy of the submission would be attached to these minutes.

23/43B To agree for Councillor to attend Planning Committee on 20th June 2023 to deliver Parish Councils comments regarding Planning Application 3/39/21/028 on Land north of the Transmitting Station, Washford, Williton

It was unanimously **resolved** Cllr Aldridge would attend the Planning Committee to deliver comments on behalf of the Council.

Meeting closed at 10.34am

Signed as a true and correct record Cllr Denton Dated ... 10th July 2023

20th June 2023

Planning Department
Somerset Council

Dear Sirs

Application Number: 3/37/23/001 - Land to the South of Doniford Road and Normandy Avenue, Watchet
In addition to comments previously submitted, please find below further comments from Williton Parish Council **OBJECTING** to the above application:

Access:

- It is believed the poor road infrastructure will not be able to sustain the extra volume of traffic, both during the building stage and after completion for 139 dwellings, which could lead up to more than 500 additional car journeys on the roads per day.
- There is no direct link onto a main A or B road, only onto a minor road which pass local First (Primary) schools.
- If approved, there is a need for a restriction on time of deliveries (not to clash with schools) and specific routes, taking into account environmental impact on increased pollution and noise.
- • No joined-up thinking regarding **ALL** the applications around West Somerset and the impact on roads.
- • No public transport
- No pedestrian/cyclist connection along the Doniford Road (Williton). The majority are being built in the parish of Williton and requires pedestrian access for schools, shops etc.
- Doniford Road (Williton) is a narrow unclassified road, with poor visibility and prone to flooding.

Appearance:

- The proposed town houses are not in keeping with the area.
- Would prefer stone faced dwellings, using local stone.
- Chimneys would improve the character of the buildings and be more in keeping.
- Solar panels should be incorporated on each dwelling.

Landscaping:

- Against the loss of ancient hedges.
- Disturbing an area of historical value

Layout and Scale:

- The development is too large for the area, there is not the facilities or infrastructure to facilitate.
- The houses are too tightly packed, the number of dwellings should be reduced.
- Parking areas and electric car charging points – each dwelling should have sufficient supply for overnight charging for 2 cars.
- The Play area is on a slope which may cause problems for toddlers/elderly/infirm.

Associated Works:

- Agree with Wessex Water comments regarding sewerage.
- Has the requested meeting taken place?
- Is there sufficient infrastructure to ensure each dwelling has enough power to charge two cars, on a fast, charge?

In addition, we would like the committee to consider that the outline planning was granted before the problems now being seen regarding phosphates. Does the application still meet NPPF criteria? Consideration needs to be given regarding the impact on the hospitals, doctors, schools, employment, dentists etc. To reiterate previous comments, the proposed 35% affordable housing is welcome, some dwellings are in Williton Parish Council and the S106 should be amended so that Williton has priority for the houses in Williton parish.

Conclusion: Williton Parish Council OBJECTS on the grounds listed above and previously submitted comments. This development is too large and would request if any building is granted, that the number of dwellings is greatly reduced.

Williton Parish Council