



WILLITON PARISH COUNCIL

2 Killick Way, Williton, Somerset TA4 4PY

Tel: 01984 633979

Email: clerk@willitonpc.org.uk

www.willitonparishcouncil.org

Minutes of the Extraordinary Meeting held on 16th September 2024 at 6 pm at The Parish Office, 2 Killick Way, Williton

Attendees:

Councillors

Payne (Chairman), Aldridge, Angell, Denton, Hooper, McDonald, Nye and Peeks

Public

None

Clerk

Michelle Francis

Apologies:

Councillors

Howes, Rutter and Whetlor

24/148 The Chairman advised the meeting would be recorded

24/149 Apologies as noted above and reasons for absence approved

24/150 Declarations of Interest

There were none

24/151 To consider the following planning application

Application No	Location	Description
3/39/24/013	Land to the west of Williton, off Priest Street, Williton	Application for approval of reserved matters following the outline application 3/39/20/003 for the access, appearance, landscaping, layout and scale for the erection of up to 350 No dwellings (comprising a mixture of dwelling sizes, types and affordable housing) approximately 1000sqm of flexible uses with use Class E (limited to offices, retail and distribution and light industrial), vehicle access, public open spaces, sport and recreational facilities, footpaths, cycle ways, enhancements to the Barrow scheduled monument including information boards, landscaping and associated works.

The following objections were raised:

Solar Panels or Tiles and Charging Points

- Concern no solar panels or tiles are proposed – it was felt this should be on the majority if not every house, in addition to air source heating. Noted that solar tiles would be preferred as they will have less visual impact, the Landscaped Officer made this recommendation on the outline application.
- There is a need to generate enough electricity to run each house
- Essential the houses are sustainable
- The Council does not agree with the comments made in the Energy Report concerning why solar panels are not proposed for this site for the following reasons:
- Currently a green field site, therefore houses could be altered to ensure facing correct aspect and the effect of shadowing so that yields are not compromised can be built into the layout of the dwellings and the location of the trees.
- Somerset West and Taunton Council in their emails dated 27th and 28th February 2020 and 2nd March 2020, discuss that for planning policy reasons (policies CC1 and NH13) solar panels especially in the form of tiles, should not be discounted
- The Council considers that the Feed in Tariff element, maintenance of the solar panels or tiles and the replacement of invertors, should not be considered as this does not relate to planning considerations and is something that the occupiers need to consider.
- Each household must have suitable facility for charging of electric vehicles

Run-off Water

- Inadequate run-off facilities – land highlighted is already being used for flood relief
- Concern running onto water meadows – already taking excess water from Monksilver Stream – needs diverting away from village
- The West Williton Ditch requires considerable upgrading for extra capacity
- Where are the calculations to confirm that the land could take the extra capacity?

Layout

- Wider roads are required, especially the spine road as it would appear that many occupiers' cars will park on the road making it difficult to use the road by car users, but also emergency vehicles. This issue is already seen in Williton such as at Roughmoor Industrial Estate and at Orchard Brooks. In addition, the use of the spine road for articulated lorries to allow the lorries to enter and leave the business area will be difficult and cause conflict with residential traffic
- The Parish Council consider the concept plan, which has been approved, is inadequate
- Lack of visitor parking spaces
- Support Police concern regarding the use of garage courts
- The existing track from North Road to the fields should be considered as an emergency access, as well as a pedestrian/cycle route especially for when the A39 is blocked, as at least this access in on a different road and traffic can reach the development via Five Bells and through Williton.
- Requirement for a proper Archaeological survey to be undertaken before work commences

Design of Houses

- All or at least the majority of the houses should have chimneys to fit with current typical Williton street scene and as this would be good design as required by the Design Guide adopted by Somerset West and Taunton
- Strongly disagree with the use of re-constituted stone. The stone buildings in Williton are constructed from natural stone. Suggest that regard be taken of the newer estates built as they use natural stone (from a local quarry at Capton), namely Shutgate Meadow, Aller Mead Way and St Peter's Close, which is more in keeping with the vernacular of Williton.
- Orchard Brook has non-descript roofs in that the properties have no chimneys and look out of place especially when viewed from the A39 when entering the village from the West Quantoxhead direction. The Parish Council do not want to see this replicated, especially as it negatively affects the character and appearance of Williton.
- Agree with comments from Mr Furze, that have been submitted

Outline

- The application is not the same as the outline approved due to removal of field adjacent to the Hospital and the removal of the Business use area.
- It is understood the owners of the Hospital did not have notice served on them by the applicant regarding proposed footpath link between the Hospital and the development at Shutgate Meadow as the Hospital not Wyndham Estate who was the application made the outline application.
- The ownership of this public footpath was questioned at the outline stage, but it appears this was not looked at before planning permission was granted. Is the outline permission therefore a valid permission?
- It is noted that the hospital have objected to the new footpaths. It should be noted that the proposed new footpath that runs adjacent to the Hospital has been well used for many years as a footpath (photograph attached)

Landscaping

- Trees:
Disagree with use of Ginkgo, feel wrong type of tree, due its height, bad smell and being toxic – suggest alternative, such as Acer rubrum 'October Glory'.
Disagree with use of Lime trees due to honeydew problem so cars, washing etc can get covered in the honeydew – suggest Tilia Euchlora as alternative as understood that this species does not create honeydew
- Hedgerows:
A hedge should be planted to the rear of the visibility splay along the A39 frontage as the A39 is hedge lined.
All existing hedges should be maintained

Other comments

- All houses are separated from the village – the concept plan show footpaths and cycle tracks but one of these has been removed from the plan. This is the proposed route from behind the former Mamsey House to the Priest Street section of the existing public footpath. Conser that all the proposed links are required for safety issues to access the village. There are not comments in Appendix 4 on the Statement of Community Involvement. The Parish Council therefore do not know the actual reasons why this proposed link has been deleted or how the community's comments have shaped this application.
- Footpaths should not be fenced in, especially as the links are not on the desire lines from the proposed development and the centre of Williton.
- Agree with case officers' comments on the outline scheme regarding access to Gliddon's supermarket site – using the existing pavement along the A39 is unsafe due to the narrowness of the footpath. This is not a safe walking route, which also floods. Photographs attached. The Parish Council consider that a direct link into the supermarket site should be included as this route would be safer and is a direct link into Fore Street.
- Request that the old tennis courts in the field behind the former Mamsey House are reinstated for recreational use
- Play provision is inadequate – support the comments made from the Police regarding the resiting to ensure visibility for child safety.
- Agree with comments from Housing Officer that the size of the social housing is inadequate in regards of house size.
- Too many house for the site. The site is being overdeveloped to the detriment of the environment that the residents will be living in.
- Question balance of social housing in Williton as a whole. An extra 32 would adversely affect the socio-economic balance in Williton – suggest it is kept to original 35%

**Resolution – it was resolved to object to the planning application, based on the above comments
Proposed Cllr Denton, seconded Cllr Hooper and unanimously resolved**

Meeting closed at 7.28 pm

Signed as a true and correct record ... Cllr Payne Dated 7th October 2024