

WILLITON PARISH COUNCIL

Minutes of the Environment and Planning Committee Meeting held on
Monday 12th May 2025 at 7.00pm, in the Parish Office, 2 Killick Way, Williton.

Attendees:

Councillors	Peeks (Chairman), Nye, Payne, Aldridge
Public	Three member of the public
Other	Mrs Charlotte Hirst (Committee Clerk)

Apologies:

Councillors	Rutter, Schmieder
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It was advised the meeting would be recorded

25/01B

Election of Chairman

Resolution Cllr Payne **Proposed** Cllr Peeks **Seconded** Cllr Nye **Unanimously Resolved** One abstention.

25/02B

Election of Vice Chairman

Resolution Cllr Peeks **Proposed** Cllr Aldridge **Seconded** Cllr Nye **Unanimously Resolved.**

25/03.1B

Election of Grounds Maintenance Officers

25/03.2B

Responsibility for Bellamy's Corner – **Cllr Nye.**

25/03.3B

Responsibility for Street Furniture – **Cllr Peeks.**

25/03.4B

Responsibility for Weed Spraying – Committee Clerk to circulate The List of Street for Weed Spraying to all Councillors for them to assign themselves to Streets to be checked.

25/04B

Apologies as noted above and reasons for absence approved as indicated (LGA 1972 s85 (1)).

Resolution It was noted that Full Council had resolved that Cllr Rutter's apologies would be accepted automatically if he was unable to attend a meeting. Cllr Schmieder's apologies were noted.

25/05B

Declarations of Interest

None

25/06B

Approval of Minutes of the Environment and Planning Committee meetings held on 14th April 2025.

It was **Resolved** approve the Minutes **Proposed** Cllr Payne **Seconded** Cllr Nye with two abstentions.

25.07B

Matters from the Minutes - None.

25/08B

Correspondence

25/08.1B

Email response from a planning consultant for Somerset Council regarding Planning Application 3/39/24/013 had been received.

Resolution Cllr Aldridge **Proposed** Cllr Peeks would formulate a response to Somerset Council as a matter of urgency and to also state the 106 Agreement regarding the Steam Coast Trail had not been complied with **Seconded** Cllr Payne **unanimously resolved.**

25/08.2B

An Email had been received from Polden Planning regarding Planning Application 3/39/25/004 (Planning Application to be discussed under time 25/09.1B) **Noted.**

The Clerk had advised that an email had been received earlier that day regarding significant damaged to two items of equipment in the play area.

Resolution to recommend to full Council that they hold an Extraordinary Meeting to consider the remove the large failing play Equipment as a matter of urgency – the Committee Clerk to obtain quotes for the removal in the meantime. **Proposed Cllr Payne Seconded Cllr Nye unanimously resolved.**

25/09B

To Consider the Following Planning Applications

25/09.2B

The following applications were considered.

Application No	Location	Details	Comment
3/39/25/004	Bardon Barn, Washford, Watchet, TA23 0PY	Demolition of barns and erection of 1 No. dwelling, including garage/workshop/annexe building, access arrangements, landscaping and associated works (Following Class Q approval ABD39/22/001).	See below

Cllr Aldridge Proposed Williton Parish Council object to this application on the following grounds:

1. Whilst it is understood that part of the argument by the Agent is that the proposal is betterment to that proposed under the Class Q application the proposal is not only significantly larger and in two separate buildings but on a different site to the Class Q barns approval (ie mainly outside the application site red line) including being outside the stone boundary walls that delineates the farmyard from land outside the farmyard. In addition the proposed access is now to be along the edge of a number of fields which again is outside of the Class Q application site instead of along the existing unmetalled track as well as divorcing the house from the other dwellings at Bardon. As the proposal is so different to the Class Q approval in particular in relation to height, size, location, number of buildings and a new access the Parish Council consider that if this proposal was allowed on the grounds of betterment this would set a precedent that would be harmful to safeguarding the countryside for its own sake.

Cllr Peeks added an amendment to this proposal

2. The setting of Bardon will be adversely affected as Bardon is a close knit development all served off of one unmetalled track. The buildings are generally constructed of stone with the newer dwellings being constructed of timber and all the boundary walls are constructed of natural red sandstone with some brick detailing. Whilst the materials proposed for the dwelling generally reflect this the use of grey stone is not, as the local vernacular is red sandstone and as such is considered not to be good design as required by Somerset Council's adopted Design Guide. Again red brick is proposed for the boundary walls. This is an alien feature that is considered not to preserve or enhance the appearance and character of Bardon.
3. The proposed dwelling is not in keeping with character of Bardon due to it's size, design and location. In addition, the height and massing of the proposed dwelling is not in line with the character of the simple barn that could be converted under the Class Q approval.
4. The proposed access together with the proposed agricultural access totalling 6m in width will appear as a scar on the landscape as limestone is proposed to be used. As the area is red sandstone the soil is red so the white colour of the limestone will not blend into the landscape. The proposed tracks will also result in the significant loss of good farmland judging from the crop in the fields.
5. Whilst the Agent states there will be a reduction in the number of approved dwellings from 2 to 1 Williton Parish Council contend that the first floor Annex is a dwelling in its own right as it has a separate entrance and is self contained so can be lived in as a dwelling and independent on the proposed dwelling for anything. There are therefore two dwellings whose floor area is significantly larger than the floor area of the Class Q proposal. The increase in floor area is mentioned by the Agent but the Parish Council would query if the figure submitted is correct and is in fact larger.

Williton Parish Council understand why the proposed development has been relocated mainly due to size and why a new access to be created is suggested. The Parish Council however consider that the betterment suggested does not outweigh the harm mentioned in the reasons noted above.

Should the application however be approved the Parish Council implores that a recreation contribution be required to comply with the adopted Section 106 Planning Obligations SPD.

Williton Parish Council would also request that this application be considered by the Planning Committee especially due to point 1 above.

Cllr Aldridge accepted these amendments Seconded Cllr Peeks with two Objections to this proposal Cllr Peeks used her Chairman's Casting Vote – Resolution Passed.

8.10pm 3 Members of the public left the meeting			
3/39/25/006	Bowhays Lodge, Smithyard Lane, Williton, TA4 4NN	Demolition of garage and single story projections to house and erection of two-storey side/rear extension and single storey flat roof rear extension with a balcony above plus porch on the front elevation. An EV charger, solar panels and air source heat	Approval – a good idea in principle. Proposed Cllr Payne Seconded Cllr Aldridge unanimously resolved.

		pump will be incorporated into the development.	
3/39/24/010	Springhays, Priest Street, Williton, TA4 4NJ	Conversion of building into 2 No. dwellings with parking (amended scheme to 3/39/22/001)	Object on the following grounds: Williton is pleased that the garden for Unit A has been made larger due to the removal of two parking spaces. It is suggested that a condition be imposed to ensure that the garden is retained as garden otherwise it could be made smaller again. Williton Parish Council however still object on the previous grounds except for Unit A's Garden being too small. In addition, with regard to a recreation contribution a unilateral agreement of £8,000 (£2,000 per property) was secured under 3/39/22/010. The unilateral agreement can be found at https://www1.somersetwestandtaunton.gov.uk/online-applications/files/F59D1D90CA13A79CC09C5FB6421AD693/pdf/3_39_22_010-UNILATERAL_UNdertaking-274588.pdf This site is close to Springhayes and illustrates that this application should not be approved without a similar unilateral or S106. Proposed Cllr Payne Seconded Cllr Nye unanimously resolved.

To request that 3/39/25/004 be considered by Planning Committee **Proposed Cllr Aldridge Seconded Cllr Nye resolved with one vote against the request.**

25/09.3B

To Note the Following Planning Decisions

24/09.2B

Application No	Location	Outcome
3/39/24/011	Hollybank, 18 Five Bells, Williton, TA23 0HZ	Refuse
3/39/24/021	Land Adjacent to the Gas Substation, Smithyard Lane, Williton, TA23 0NA	Grant
3/39/25/002	17 Bridge Street, Williton, TA4 4NR	Grant

25/10B

Highway Matters – Nothing to report.

25/11B

Items to Report on Footpaths/Pavements

25/11.1B

An email from Somerset Council Estate Roads had been received regarding the footpath at Aller Mead

Resolution a letter to be written by the Committee Clerk to the Alpha Housing Management to request a copy of the Title Deeds regarding the land in question (the email from Somerset Council Country Roads to be attached for their information).

25/12B

Items of Report from Grounds Maintenance Officers

25/12.1B

Bellamy's Corner – Flower Tubs/Planters would be replanted by Community Payback Scheme in addition to replanting the planters outside the Parish Office – **Noted**.

25/12.2B

Street Furniture – It was noted that the base for the bench was 1490mm in length and a query was raised if these legs on the proposed benches would be too wide apart to fit on the concrete base – Committee Clerk to look into this. (Cllr Peeks and Cllr Payne left the room at 20.29 until 20.30 to measure the base for the bench).

25/12.3B The Committee Clerk had updated the Committee that she had not yet found a location for the notice board in Doniford, a suggestion was made to locate the notice board at the end of sea lane and to consider if Heaven would be asked to sponsor the notice board – **Noted.**

25/12.4B To consider the purchase of readymade hanging baskets for outside the parish office. **Resolution** to ask if the Community Pay Back Scheme would consider making the hanging baskets if the flowers and compost was supplied. The sum of £50 was agreed for the purchase of the flowers and compost **Proposed Cllr Aldridge Seconded Cllr Payne unanimously resolved.**

25/13B Grounds Maintenance

The three year quote for the Grounds Maintenance Contract had been confirmed by the Contractors – **Noted.**

25/14.B Community Payback Scheme

The Community Payback Scheme had informed the office that they were available to carry out the planting for the parish office on the 20th May 2025, the Committee Clerk updated the Committee that they had been in contact to inform the office that they would be available on the 24th May 2025 not 20th May 2025 – **Noted.**

25/15B Flooding Matters

Update from Cllr Rutter and to consider a meeting to discuss moving the flood shed and possible new location. In the absence of Cllr Rutter **Cllr Aldridge Proposed** that the flood shed be kept in the current location and this would be reviewed by the Flood Group in 6 months time **Seconded Cllr Peeks Unanimously Resolved.**

25/16B Play Equipment in Recreation Ground

25/16.1B An update was given by the Committee Clerk regarding the play area.

25/16.2B It was noted that the ROSPA play equipment was booked for June at the reduced rate.

25/17B Matters for the next Meeting to be held on 9th June 2025.

Cllr Aldridge – how much 106 funding per dwelling, Taunton seems to get more funding.

Adoption of highways – Blacksmith Close – what would be the consequences.

Meeting closed at 20.52pm

Signed as a true and correct record Dated