

PLANNING MEETING MINUTES

LAND SOUTH OF BOWDEN ROAD, TEMPLECOMBE

22.9001, Teams Meeting, 20/04/2023, 11:30am

Attendees:

David Kenyon	Somerset Council
Rob Philips	Gleeson Land Ltd (Applicant)
Jemma Shorrock	Boyer
Olivia Davis	Boyer

Apologies:	Zoe Knott	Gleeson Land Ltd
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Minutes	Action by
<p>1 Introductions</p> <p>2 Applicant Update</p> <p><i>Milborne Port GP Sugery</i></p> <p>2.1 Boyer: provided an update regarding recent discussion with Dr Ian Wyer of Milborne Port GP Surgery. Explained that the Practice has expressed an interest in the potential development of a new surgery at the application site. The proposal would provide a more bespoke facility with an onsite chemist. Dr Wyer has provided details of the size of building needed and supporting car parking, all of which can be accommodated. Dr Wyer is now exploring funding with NHS and advisory bodies.</p> <p>2.2 DK: advised that it may be beneficial for a formal written statement to be prepared and asked if a representative from the Practice would be prepared to listen in / speak in support of the application during Planning Committee.</p> <p><i>Ground Investigations</i></p> <p>2.3 Boyer: Provided an update regarding recent ground investigations which concluded that there is no evidence of the site being formerly used as a burial site.</p> <p>2.4 DK: advised that concerns have been expressed from the community that findings may not be conclusive as only small pit trial investigations have been undertaken on parts of the site.</p> <p>2.5 RP: advised that the Report will provide justification and methodology on areas investigated.</p>	<p>Boyer to recirculate supporting text to DK.</p> <p>Boyer to circulate finalised Report (expected w/c 1st May)</p>

<p><i>Consultation Responses</i></p> <p><i>Landscaping</i></p> <p>2.6 Boyer: confirmed that landscaping has now been resolved and consultee response to be reissued by Charles Potterton to confirm that there is no objection from a landscaping perspective following formal submission of the revised parameter plan on 14TH April 2023.</p> <p>2.7 DK: confirmed agreement with Charles Potterton's recommendation.</p> <p><i>Ecology</i></p> <p>2.8 Boyer: advised that we are yet to receive a response from SES following the submission of EAD's technical note regarding the removal of recommending a condition to submit a badger license to SES via condition.</p> <p><i>Parish Councils</i></p> <p>2.9 Boyer: acknowledged further comments to Highways prepared by Templecome PC. We understand that Highways have responded to reaffirm their position of no concerns/objection.</p> <p>Boyer: acknowledged that both Henstridge and Templecombe PC have expressed concerns such as:</p> <ul style="list-style-type: none"> - Increased traffic - Impact to countryside - NHS capacity - Proposal is contrary to Policy SS2 - Concern that the land was used for burial site of infected livestock <p>Boyer: consider all concerns expressed have been overcome as established by the consultation feedback from highways, SES and site investigation findings. DK: advised that he would not go against technical consultee recommendations.</p> <p>3 Case Officer Update</p> <p>3.1 DK confirmed:</p> <ul style="list-style-type: none"> • HoT and draft conditions will be similar to the documents prepared for Manor Farm application/appeal. • The visual impact of this proposal is much less, irrespective of the quantum of development. Expressed that the site may be considered a logical site for future allocation and that there is no 	<p>DK to upload revised parameter plan and amended recommendation from Charles Potterton to the planning register</p> <p>DK to chase SES</p> <p>DK to upload Highway response to PC comments to portal.</p>
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argument for landscape impact as the proposal is supported by Charles Potterton (the Council's landscape consultee).

- 5 YHLS Position: Stated position is 3.7 YHLS although this could be further decreased due to impact of phosphates.
- Manor Farm Inspector gave full weight to SS2 in that development had to be in proportion with the scale of Templecombe. Whilst RP noted the Inspector concluded that all housing policies were considered out of date and the presumption in favour of sustainable development prevailed albeit the tilted balance was disapplied due to the heritage impacts.
- DK questions, if 60 houses was considered unacceptable, how can the Council justify that 140 houses is acceptable. Hence, the Council are seeking Counsel advice (Philip Robson / Council Barrister) in regard to any potential conflict with SS2 in light of the lack of a 5 YHLS and the policy being out of date. Therefore, the Council would like Counsel's opinion before taking the application to Planning Committee.
- The timescales for a legal opinion are unknown at this time and ~~that~~ John Hammond is exploring budgets. It is therefore not likely to be within the next month. **Boyer/Gleeson**: expressed a clear desire for the application to be reported to the June Planning Committee.
- **DK** suggested the parameter plan may benefit from being superimposed over topographical survey to show consideration of topography/contours and the rationale that informed the location of residential plots/proposed developable area.

DK: to update Boyer with timescales once known.

Boyer to liaise with architect to overlay parameter plan using topo survey to show contours.

4 Outstanding Consultee Responses

4.1 Natural England

- No ecological significance or designated area identified therefore presumed no objection.
- DK to chase on receipt of ground investigations.

DK to chase response from outstanding consultees.

4.2 SSDC Housing (although had pre-app comments)

- Feedback received during pre app. Accommodation schedule and housing to be provided at detailed design stage.
- **David** to chase Joe as perhaps overlooked.

4.3 Wessex Water

- No comment but presumed no objection in principle given the site falls outside catchment area.

4.4 PROW

- No public rights of way on site so presuming on objection.

<p>4.5 Somerset Waste</p> <ul style="list-style-type: none"> No comments received by any comments can be resolved during detailed design stage. <p>5 Updated Consultee Responses</p> <p>5.1 Estates: Education Contribution</p> <ul style="list-style-type: none"> Boyer have asked Estates to provide further explanation on the sum used when calculating the financial contribution sought towards education. The figure per pupil appears to be double when compared to other application within the area between 2017 – 2022. DK: advised that discrepancies have occurred since change in Officer. DK would also like to know the trigger points for payment. <p>6 Draft Conditions</p> <p>6.1 Conditions recommended from the following consultees:</p> <ul style="list-style-type: none"> Tree Officer x 2 conditions LLFA X 1 condition Landscape Officers x conditions Environmental Protection x 2 conditions Ecology x 6 conditions (tbc) SW Heritage Trust x 1 condition Highways x 8 conditions <p>6.2 Gleeson accept the suggested conditions to date, apart from the condition to submit a badger license to SES via condition.</p> <p>6.3 DK confirmed a draft Planning Committee Report, including draft conditions and likely s106 HoT's will be shared as soon as it is available.</p> <p>7 Draft Heads of Terms</p> <p>7.1 Gleeson have appointed solicitor to draft s106 Agreement.</p> <p>7.2 DK confirmed HoT's are likely to replicate Manor Farm in terms of affordable housing to be detailed, education, equipped play area, travel plan, POS, management responsibilities etc.</p> <p>8 Extension of Time</p> <p>8.1 DK suggested an EoT for the end of June.</p> <p>9 Planning Committee Date</p> <p>9.1 DK: Confirmed the South Planning Committees take place on the 3rd Tuesday of every month. It will be June (planning committee on</p>	<p>Boyer to circulate Estates response to DK once in receipt.</p> <p>DK to circulate conditions once drafted</p> <p>Boyer to request EoT until 30th June</p> <p>N.A</p>
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27th June at 5pm) or July. Cut-off date for the agenda is typically 3 weeks prior to committee.

10 AOB

10.1 **DK:** advised that Boyer want to respond to comments for members to review then he will upload onto public record.

10.2 **DK:** advised that South Somerset are unlikely to looking to publish monitoring or reporting on any new HLS position following merging to the new Unitary Authority until the new Local Plan timescales are endorsed and work on the new Local Plan is underway.