CHARD TOWN COUNCIL

The Guildhall, Fore Street, Chard, Somerset TA20 1PP
01460 239567 www.chard.gov.uk
Mayor Victoria Bates Temporary Clerk & Proper Officer Neil Bloomfield

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held Monday 2nd September 2024 commencing at 18:30 hours in The Town Hall, Fore Street, Chard TA20 1PP.

Members present: Cllr Bulmer, Cllr Tim Eggins, Cllr Hussey (Deputy Chair)

Officers present:
DSO; Beverley Newman

Public Participation Time
Three members of the public were present. Two members of the public spoke.:

1. A member of the public representing CARG and R4ABC, raised several matters, but made it clear that this was not an exhaustive list, as questions for the Members to consider.
   a) CARG and R4ABC are not against development per se and consider this proposal to be on the "correct side" of town to facilitate work trips to Taunton & Yeovil.
   b) The provision of community facilities is welcomed, but these appear "written off" and/or not achievable via the application.
   c) This is an Outline application but, strangely, there are no Reserved Matters so for approval to be given "either it is all right or it is not right".
   d) The application may not be valid, as it fails to recognise all landownerships within the red line.
   e) Deals seem to have been done between the Applicant and the Planning Authority to the detriment of traffic movements at the Convent Junction and The Avenue near B&Q store. It has been recognised for years by County that the Convent Junction is over-capacity, and a lay person can see the queues round the bend at Victoria Avenue. Despite this Members are told by the Applicant that everything is OK. Further comments by County appear to believe this, despite the compelling evidence.
   f) The junction at A358 and Thorndun Park Drive is notoriously difficult to get out of especially turning right but again, despite this, the County appear to accept the Applicant view that it is all ok.
   g) Flooding matters considered in the application do not seem to address the matters evidenced by CARG and the local population.
   h) The application wording appears to have misled many Members of the public. For example, where is the hub for the local neighbourhood community? The application will only provide areas of grass and not pitches, community sports pitches or a stadium. We consider that this slight of hand means the application, as it stands, is of limited value to the community.
   i) The application proposed community benefits, such as much needed football facilities, depend upon approval being given for development of the Zembard Lane site. At this stage this cannot be guaranteed and as such as a Grampian Condition is appropriate for this development, should it be approved.

2. A statement was provided in support of the application due to the land being made available for a new football pitch, something that is much needed for a town of this size and has been long awaited.

2024/51 Apologies for absence:
Apologies were received by Grief-Page, Cllr Shortland & Cllr Watson.

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous

Resolved:
Committee accepted the apologies:

2024/52 Declarations of interest:
There were no declarations of interest. .

2024/53 Minutes:
Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

Resolved: The minutes of the Planning & Highways Committee meeting held on the 19th August 2024 were agreed as an accurate account

2024/54 Planning Applications

Application Number: 18/04057/OUT

This application has been amended and/or additional information has been received.
The details are as follows:

- Masterplan with slightly amended red line (quantum of development remains unaltered)
- Updated Flood Risk Assessment
- Updated nutrient Report.

Proposal: Outline application for mixed development comprising residential development of up to 295 dwellings, provision of a floodlit full size football pitch, unlit full size training pitch and community sports pitch with associated multi use clubhouse, spectator facilities and vehicular parking area; hub for local neighbourhood facilities and other community uses, public open space, landscaping, drainage and other facilities; associated vehicular and pedestrian accesses, land regrading, associated infrastructure and engineering works

Location: Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard, Somerset

Application Type This information has not been provided on the notification of amended plans /additional information

& Applicant:

Summary of Cllr debate:
All Cllrs welcomed the opportunity for a new football pitch for Chard. This has been something aspired to for several years with lack of funds and suitability of land preventing this from happening.

Subsequently questions were raised as to the clarity of the information on the application: Does it mean that the applicant is willing to pay for the costs of the stadium etc. or is this down to Chard Football club, as this has had a major bearing on the application and its support from the public?

Excerpt from the original application 4. Description of the Proposal

"…. Please describe the proposed development:

Mixed development comprising up to 295 dwellings, provision of a floodlit full size football pitch, unlit full size training pitch and community sports pitch with associated multi use clubhouse, spectator facilities and vehicular parking area; hub for local neighbourhood facilities and other community uses, public open space, landscaping, drainage and other facilities; associated vehicular and pedestrian accesses, land regrading, associated infrastructure and engineering
works."

Concerns were also expressed regarding the impact of the volume of traffic, originally expressed by this committee in October 2023 when first asked to consider this application, that at that time had not been addressed.

However, it was further recognised that the application presented at this meeting required committee to focus on the 3 updated documents (as stipulated above), therefor the following proposal and resolution was:

Proposed: Cllr Bulmer Seconded: Cllr Hussey
For: 2 Against 1

Resolved: Committee supports these application updates, but wish to stress the Nutrient (Phosphate) and Flood issues and associated reports will need to be fully investigated by the relevant professionals with Somerset Council.

2022/55 **Date of next meeting**
The next scheduled meeting will be **Monday 23rd September** 18.30 at the Guildhall, Fore St, Chard. TA201PP

The Committee Deputy Chair Cllr Hussey thanked everyone present for their attendance and closed the meeting at 19.15

CHAIR: **DATE:** 23/9/24