

Minutes of meeting Thursday 20th April 2023.

Present Parish Councillors – Bond, Browne, Davies, Ellicott, Kennedy, Lane, Mason, County Councillor Dingwall, members of the public and in attendance the Clerk.

Item number	Minute	
1932	The Chairman welcomed Edward Ware representatives to the meeting and gave members of public present information relating to the running of the meeting.	
1933	Declarations of personal/prejudicial/disclosable pecuniary interests – none.	
1934	Edward Ware Representatives gave a presentation, this is available to view via the Clerk.	
1935	Public questions – (statement/question followed by the response). Would the noise bund be adequate to deflect noise? – Directed to noise assessments, acknowledgement that the spine road would create noise which is reflected in the enhancements in the build. Concerns around infrastructure, current road incapacity, lack of light-controlled crossings – the role of the developer is not to 'fix' current road stresses. Westonzoyland Road railway bridge not adequate for traffic increases as well as being the only route for people with disabilities. Increase in numbers of dwellings from 20 yr. plan – Reality is that 400 homes have been added, this development is green. Will there be congestion charges? Will infrastructure of roads be in place early? – Preparation is key, roads will be complete prior to habitation. Spine Road will create a greater traffic load in the area. – Modelling shows that the spine road will alleviate Bower Lane and a proportion of traffic that currently use Eastern Ave. Will the spine road have a weight limit and will there be buses? – Road has been planned to accommodate buses as well as larger vehicles. Will Bower Lane become a green lane? Distinct options suggested by both EW reps and members of the public, agreed that these would be considered. Who will be responsible for green spaces and roads? – A management company will be appointed for this as is normal practice. Concerns for wildlife and their habitat. – The plans allow for specific areas to remain as they are now as well as some hedgerows and trees as these support the current habitat. Benefits of affordable homes was asked – social housing company will manage these homes. Residents stated that there was more water lying since the SEND school, concerned that this would increase with new development. – All studies indicate this will not be the case. Concerns around Drs/dentists and secondary schools. – Again, not the role of the developer to fix these issues. They stated that the NHS are consulted, and their response is available online. EW Homes stated that they will be making contributions to various pots of money that will be ring fenced to make improvements.	



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1936	Planning – 09/23/0003/DT Outline Planning Permission Edward Ware (Bridgwater) Limited Land East of, Bower Lane, East Bower, Bridgwater, Somerset, TA6 Hybrid planning application (Outline and Full), Outline application with some matters reserved for the demolition of existing buildings and erection of up to 750 dwellings, primary school, community facility, access and access points (vehicular, pedestrian and cycle), public open space, play areas, landscaping, drainage, infrastructure and other associated works. Full planning application for the formation of noise bund, spine road, drainage, associated landscaping and other engineering works. Agreed to have discussion at next meeting.	
1937	Date of next meeting 27/04/2023.	