

PLANNING COMMITTEE

THURSDAY 25 OCTOBER 2012 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 27 September 2012 - **SEE ATTACHED**

3. Declarations of Interest or Lobbying

To receive and record any declarations of interest or lobbying in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Chairman/Administrator to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three minute time limit applies to each speaker and you will be asked to speak after the officer has presented the report but before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Where an application is involved it has been agreed that the applicant will be the last member of the public to be invited to speak. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Town and Country Planning Act 1990 and Other Matters (Enforcement)

To consider the reports of the Planning Team on the plans deposited in accordance with the Town and Country Planning Act 1990 and other matters - **COPY ATTACHED** (separate report). All recommendations take account of existing legislation (including the Human Rights Act) Government Circulars, Somerset and Exmoor National Park Joint Structure Review, The West Somerset Local Plan, all current planning policy documents and Sustainability and Crime and Disorder issues.

Report No: SIX

Date: 17 October 2012

<u>Ref No.</u>	<u>Application/Report</u>
3/21/12/077 Full Planning	Beechfield House, The Parks, Minehead TA24 8BT Demolition of existing building and redevelopment to form 25 'Later Living' retirement apartments for older persons including communal facilities and associated car parking and landscaping.

6. Exmoor National Park Matters

7. Delegated Decision List - **Please see attached**

8. Appeals Lodged

Appellant	Proposal and Site	Decision
Mrs J Bryant	The Shurton Inn, Shurton APP/H3320/C/12/2185279 (Enforcement Appeal)	Hearing
Mr J Bryant	The Shurton Inn, Shurton APP/H3320/C/12/2185278 (Enforcement Appeal)	Hearing
Mr M Grainger	Land to the East of Capton Road Sampford Brett, Construction of Six Houses APP/H3320/A/12/2181749	Written Reps

9. Appeals Decided

Appellant	Proposal and Site	Decision
Ms J Vickery	27 Blenheim Road, Minehead Proposed One a Half Storey New Dwelling Including Demolition and Replacement of Existing Garage	Allowed 19/09/2012
Mr K Redding-Thomas	Erection of Two Wall Lights The Georgian House, 28 Swain Street Watchet (Listed Building)	Dismissed 27/09/2012
Major Bowden Miss V Bowden Mr C Drewett	Land at West Shute Farm, Huish Champflower (Enforcement Appeal)	Varied/ Upheld 28/09/2012

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

Likelihood (Probability)	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
Impact (Consequences)							

Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;

Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.