

PLANNING COMMITTEE

Minutes of the Meeting held on 1 December 2016 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor B Heywood
Councillor I Jones
Councillor P Murphy

Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Assistant Director – Planning & Environment – Tim Burton
Planning Officer – John Burton
Legal Advisor Martin Evans - Mendip DC
Democratic Services Officer – Tracey Meadows

P53 Apologies for Absence

There were apologies from Councillors S Goss, A Hadley and Councillor C Morgan

P54 Proposed deferral consideration of Planning Applications

In view of the late issue of correspondence by the Council relating to application No. 3/39/16/002 the Chairman proposed that the determination of this application be deferred until the January 2017 meeting of the Planning Committee. This was seconded by the Vice-Chairman. Having discussed the matter with the Solicitor it was considered acceptable to hear the remainder of the applications.

Before a vote was taken Councillor Turner proposed an amendment to defer all the applications on the agenda until the January 2017 meeting. This was seconded by Councillor Venner.

The amendment was put and was carried.

RESOLVED that consideration of application No's 3/26/15/024, 3/39/16/002, 3/02/16/008, 3/02/16/009, 3/21/16/086 and 3/21/16/098 be deferred until January 2017.

P55 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 3 November 2016 circulated at the meeting be confirmed as a correct record with an correction to the decision on application No. 3/09/16/005

Proposed by Councillor K Turner and seconded by Councillor B Heywood

The motion was carried.

P56 Declarations of Interest or Lobbying

There were no declarations of interest or lobbying declared

P57 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P57	3/26/15/024	Erection of one 4 bedroom dwelling and altered shared access road, Land adjoining Magnolia House, Washford	Nigel Short	Applicant	Infavour
P57	3/39/16/002	Erection of up to 480 sq. m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)			
P57	3/02/16/008	Change of use of land to mixed agriculture/tourism use and the erection of three glamping tents. Middle Stone Farm, Brompton Ralph to Gandstone Cross, Brompton Ralph			
P57	3/02/16/009	Erection of two storey extension to east elevation in order to link dwelling house with outbuilding plus porch and hall extensions to south elevation and new stair pod to the north elevation to access proposed first floor corridor linking existing cottage and first floor of new extension, Leigh Cottage, Brompton Ralph	Steve Terry	Architect	Infavour
P57	3/21/16/086	Erection of 6 mews dwellings, Brooklands, The Parks, Minehead			

P57	3/21/16/098	Erection of 1 No. Dwelling and associated works in the garden to the rear. 78 Bampton Street, Minehead	Mr Dodd	Applicant	Infavour
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P58 Town and Country Planning Act 1990 and Other Matters

Report six of the Planning Team dated 23 November 2016 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/26/15/024 – Erection of one 4 bedroom dwelling and altered shared access road, Land adjoining Magnolia House, Washford

Application deferred until January 2017

Reference Location, Proposal, Debate and Decision

3/39/16/002 – Erection of up to 480 sq. m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)

Application deferred until January 2017

Reference Location, Proposal, Debate and Decision

3/02/16/008 – Change of use of land to mixed agriculture/tourism use and the erection of three glamping tents. Middle Stone Farm, Brompton Ralph to Gandstone Cross, Brompton Ralph, Taunton

Application deferred until January 2017

Reference Location, Proposal, Debate and Decision

3/02/16/009 – Erection of two-storey extension to east elevation in order to link dwelling house with outbuilding plus porch and hall extensions to south elevation and new stair pod to the north elevation to access proposed first floor corridor linking existing cottage and first floor of new extension. Leigh Cottage, Brompton Ralph

Application deferred until January 2017

Reference Location, Proposal, Debate and Decision

3/21/16/086 – Erection of 6 mews dwellings, Brooklands, The Parks, Minehead

Application withdrawn by applicant

Reference Location, Proposal, Debate and Decision

3/21/16/098 – Erection of 1 No. Dwelling and associated works in the garden to the rear. 78 Bampton Street, Minehead

Application deferred until January 2017

P59 Exmoor National Park Matters

Councillor B Heywood reported that there had not been a National Park meeting since the planning meeting on the 3 November 2017. Stated that due to the retirement of the National Park Chief Executive Nigel Stone a new Chief Executive, Sarah Bryant had been appointed and was due to take up the post at the end of March 2017.

P60 Delegated Decision List (replies from Officers are in italic)

3/26/16/023/3/26/16/024 – The Sanctuary, 55 Cleeve park, Chapel Cleeve, The Old Cleeve, Minehead. Why were both of these items refused? *We had numerous applications for this property to make them larger and there has been a reluctance to make these properties larger as it would change the unique character of Cleeve Park. In this case we had two applications on this site for an extension to the property and it keeps getting smaller and smaller. I expect these to go to appeal as all previous one have gone to appeal and we are awaiting on decisions on all of them.* On looking on the letters of objection some are referring to article 4, but it was not clear what article 4 was related to, for information please can you explain what article 4 was. *This refers to an article 4 direction. There are permitted development rights where people are allowed to do certain developments without needing to apply for planning permission through the application process. Article 4 direction give the Council the ability to take away those permitted development rights. So it does not say you cannot develop, in those circumstances where article 4 was in place you will have to make an application to us. In this case of Cleeve Park article 4 relates to all extension, all alterations, boundary walls. If you want to put a flue in for a log burner you would need planning permission.*

T/21/16/011 – 6 The Cedars, Minehead. Does the Council check that trees were getting replaced with regards to a TPO. *There was an Enforcement Officer who deals with this.*

P61 Appeals Lodged

Appeal against the refusal of the erection of rear and side extensions at 55 Cleeve Park, Chapel Cleeve, Minehead, (planning application 3/26/16/009).

Appeal against the refusal of the erection of a rear extension at 55 Cleeve Park, Chapel Cleeve, Minehead, (planning application 3/26/16/015).

P62 Appeals Decided

None

The meeting closed at 5.15pm

DRAFT