

PLANNING COMMITTEE

Minutes of the Meeting held on 2 November 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor B Heywood
Councillor I Jones
Councillor A Kingston-Jones
Councillor K Mills

Councillor C Morgan
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Principle Planning Officer – John Burton
Planning Officer – Sue Keal
Legal Advisor – Nick Hill – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P44 Apologies for absence

There were apologies for absence from Councillor S Goss

P45 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 28 September 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Turner, seconded by Councillor Heywood

The **motion** was carried.

P46 Declarations of Interest or Lobbying

Councillor Morgan declared a Personal Interest regarding application No. 3/32/17/008, he declared that he signed responses on behalf of Stogursey Parish Council and knew the applicant. He declared that he would remain on the committee but not vote on the application. Councillor Venner declared that he had been lobbied by local residents on application No's 3/21/16/075 and 3/21/16/076. He also declared a Personal Interest on application No. 3/21/17/088 as he owned a property in the street.

P47 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
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P48	3/21/16/075	Application No 3/21/16/075 – Erection of 17 No dwellings with conversion of the main Listed former school building into 14 No flats (6x2 beds + 1 bed). The 17 No dwellings are comprised as follows; 1x2 Gate House single storey 2 bed dwellings, a terraced of 5 two storey dwellings (1x4 bed +4x3 bed, a pair of semi-detached two storey dwellings J&K, (1x4 bed and 1x3 bed) plus L&M (2x3 bed) and 4x Eco styled detached dwellings, C&D (2 beds) and N&O (4 beds) Periton Mead, Minehead	Sally Bainbridge Brian Jones Andrew Bristol Cllr A Hadley Tim Dunkley	Minehead Conservation Society	Objecting Objecting Objecting In Favour
P48	3/21/16/076	Conversion of the listed building into 14 flats (6x two-bed flats and 8 X one-bed flats). Periton Mead, Periton Road, Minehead	Sally Bainbridge Brian Jones Cllr A Hadley Tim Dunkley		
P48	3/21/17/088	Outline application with all matters reserved, except for means of access, for the erection of 1 No dwelling and associated works to the south. Land to the rear of 44 The Avenue, Minehead			
P48	3/26/17/014	Erection of 10 No single storey self-storage units and relocation of car parking. The Works, Old Cleeve, Minehead	Mr Geoff Williams		Infavour
P48	3/32/17/008	Outline Planning Application with all matters reserved for the erection of	Mr S Machin (Agent)	Agent	Infavour

		an agricultural workers dwelling. Lime Street Buildings Caravan, Lime Street, Stogursey, Bridgwater			
P48	3/37/17/024	Erection of two-storey extension to the west elevation. 63A Doniford Road, Watchet			

P48 Town and Country Planning Act 1990 and Other Matters

Report six of the Planning Team dated 2 November 2017 (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

3/21/16/075 – Erection of 17 No. dwellings with conversion of the main Listed former school building into 14 No. flats (6 x 2 beds + 8 x 1 bed). The 17 No. dwellings are comprised as follows; 1 x 2 Gate House single storey 2 bed dwellings, a terrace of 5 two storey dwellings (1 x 4 bed + 4 x 3 bed), a pair of semi-detached two storey dwellings J & K, (1 x 4 bed and 1 x 3 bed) plus L & M (2x 3 bed) and 4 x Eco styled detached dwellings, C & D (2 beds) and N & O (4 beds) Periton Mead, Minehead

Reference Location, Proposal, Debate and Decision

Application No. 3/21/16/076 – Conversion of the listed building into 14 flats (6 x two-bed flats and 8 x one-bed flats). Periton Mead, Periton Road, Minehead

Comments by members of the public;

- Over development of the site;
- The impact on the Exmoor National Park;
- Concerns that the original features were not going to be maintained;
- Concerns with the disregard to the TPO on the Mulberry Tree on the proposed new Gate House;
- Concerns that this application would diminish one of Minehead' s finest assets;

- Concerns with drainage on the site;
- Lack of affordable housing;
- Driveway not in keeping with the character of the site;
- Application will provide homes and contribute to the local economy;
- No objections had been received from Highways;
- Removal of the added buildings to the listed building ensured that the original features would be maintained;
- There would be employment for local people during the development;

The Member's debate centred on the following issues;

- Saddened to see that a building of such significance had fallen into disrepair;
- The developer needs to go back and recalculate figures for the Affordable Housing element;
- Concerns that the stone would not match the original dwelling;
- Renewable energy should be considered on this site;
- This was an excellent site delivering something that we do not normally develop;
- The external building was the main feature of this site;
- Concerns with the long consultation period;
- Concerns that there were no Community Contribution to this scheme;
- Concerns with the water surface water drainage;
- The Mulberry should not be removed to make way for another building;
- Lack of parking on the site would mean that residents would park on the road side;
- The semi-detached Gate House design was not in keeping with the grade II listed building;
- Concerns with the grass crete roadway on the eastern side of the development;
- Concerns with the red sand stone as this was inappropriate for the stone of the existing building, need to find materials that compliment it;
- Concerns with the design of the Gate House;
- Highway issues and concerns with the speed limit on the road outside the development;
- Boundary trees would need to be replaced with native species;
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Councillor Turner proposed and Councillor Venner seconded a motion that both applications be **Deferred** for the following reasons;

- To re-examine the viability figures to see if the affordable element can be achieved;
- Address drainage and flooding issues on the site that still need to be addressed;
- Re-examine the design of the Gate House;
- Address the questions regarding parking on the site;
- Re-examine the alignment of the eastern road way;
- To assessment of the feasibility of the crossing points;

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/21/17/088 – Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works to the south. Land to the rear of 44 The Avenue, Minehead

The Member's debate centred on the following issues;

- Concerns with Emergency vehicle access to this property;
- Back land development;
- Parking provisions needed to keep off of the Avenue;
- Application lies within Flood Zone 2;
- Soil percolation tests needed;

Councillor Morgan proposed and Councillor Turner seconded a motion that the application be **Approved** the motion was lost.

Councillor Murphy proposed and Councillor Parbrook seconded a motion that the application be **Deferred** for advice from the Emergency Services regarding the suitability of the Highway access.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/26/17/014 – Erection of 10 No. single storey self-storage units and relocation of car parking. The Works, Old Cleeve, Minehead

Comments by members of the public;

- Adequate parking on site;
- No objections from Highways
- Site not in a flood zone;
- Existing industrial site;
- Turning space on site adequate for large vehicles;
- Development will better maintain the site;

The Member's debate centred on the following issues;

- Concerns with access to the existing units;
- To many storage units on site for the parking;
- Good to see old premises being utilised for the local economy;
- Concerns with the alleyway;

Councillor Mills proposed and Councillor Jones seconded a motion that the application be **Approved**

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/32/17/008 – Outline Planning Application with all matters reserved

for the erection of an agricultural workers dwelling. Lime Street Buildings Caravan, Lime Street, Stogursey, Bridgwater

Comments by members of the public;

- Application was in the open Countryside with Lambs and Calf's on site. Lack of welfare issues could result in distress for animals;
- No issues with extra traffic;
- There was a need to live within sight and sound of the animals;

The Member's debate centred on the following issues;

- This business would benefit the Community;
- Being in sight and sound of the animals was vital for their welfare;

Councillor Turner proposed and Councillor Mills seconded a motion that the application be **Approved**.

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/37/17/024 - Erection of two-storey extension to the west elevation. 63A Doniford Road, Watchet

The Member's debate centred on the following issues;

- Concerns with the loss of the garage;

Councillor Murphy proposed and Councillor Turner seconded a motion that the application be **Approved**

The **motion** was carried

P49 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 3 October 2017 of the Exmoor National Park Planning Committee. This included:

62/11/17/006

Proposed change of use of agricultural building to three extended family dwellings. Retrospective. Re-submission of 62/11/16/007. (Full)

Approval given

P50 Delegated Decision List (replies from Officers are in italic)

No queries raised

P51 Appeals Lodged

No appeals lodged

P52 Appeals Decided

No appeals decided

The meeting closed at 7:57pm