

PLANNING COMMITTEE

Minutes of the Meeting held on 4 December 2014 at 4.00 pm

Present:

Councillor A F Knight Chairman
 Councillor I R Melhuish Vice Chairman

Councillor G S Dowding
 Councillor B Heywood
 Councillor K H Turner
 Councillor K Mills
 Councillor C Morgan
 Councillor D Ross

Councillor E May
 Councillor A H Trollope-Bellew
 Councillor L W Smith
 Councillor K H Turner
 Councillor S J Pugsley
 Councillor M A Smith

Officers in Attendance:

Area Planning Manager – Bryn Kitching
 Planning Officer – Liz Peaks
 Planning Officer – Chris Mitchell
 Committee Administrator – Tracey Meadows
 Legal Advisor – Martin Evans - Mendip DC

P181 Apologies for Absence

Apologies for absence were received from Councillor B Heywood.

P182 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 30 October 2014 circulated with the Agenda be confirmed as a correct record. All present voted in favour.

P183 Declarations of Lobbying

Name	Min No	Ref No.	Application	Persons Lobbying
All Councillors	P185	3/21/14/088	Pemswell Lodge	Objectors

P184 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P184	3/21/14/088	Pemswell Lodge	Mr Borgeaud	Local Resident	Objecting
P184	3/21/14/088	Pemswell Lodge	Mr Rufus	Applicant's Agent	Supporting
P184	3/26/14/024	Cleeve Abbey	Mr Ashbee	Curator, English Heritage	Supporting
P184	3/39/14/030	Williton Recreation Ground	Cllr Vaughan	Chairman, Williton P C	Supporting
P184	3/39/14/030	Williton Recreation Ground	Mrs R James	Local Resident	Supporting
P184	3/39/14/030	Williton Recreation Ground	Mr Aldridge	Local Resident	Objecting
P184	3/39/14/030	Williton Recreation Ground	Mr Perrett	Local Resident	Objecting
P184	3/39/14/030	Williton Recreation Ground	Mr Holden	Local Resident	Objecting

P185 Town and Country Planning Act 1990 and Other Matters

Report Seven of the Planning Team dated 25 November 2014 (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

3/12/14/088 Pemswell Lodge, Pemswell Road, Minehead
New Dwelling in garden of Pemswell Lodge

The Members debate centred on the following issues:

- Flooding issues at the bottom of the lane
- Issues with safety with pedestrians and cars using the lane
- Highway issues

Councillor K Turner proposed and Cllr D Ross seconded a motion that planning permission be **Refused** for the reason below.

Reason:- Pemswell Lane is a narrow lane that does not cater for motor vehicles and is characterised by its narrow width and use as a pedestrian thoroughfare. The proposal would result in the significant widening of part of the lane to gain access to the development site and, where the lane would remain unaltered, there is a likelihood of vehicle/pedestrian conflict with the inability to easily pass. This would have an adverse and harmful impact on the appearance and character of the Conservation Area and would be contrary to saved policies BD/1 and CA/1 of the West Somerset District Local Plan.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/26/14/024 Cleeve Abbey, Abbey Road, Washford
Removal of temporary marquee structure and its replacement with a purpose built single storey timber framed pavilion

The Members debate centred on the following issues:

- This was the best solution to preserve the pavement
- Initial reaction was that the marquee structure was out of keeping with the setting.

Councillor D Ross proposed and Cllr K Mills seconded a motion that planning permission be **GRANTED** in accordance with the Officer's recommendation. The motion was carried.

Reference Location, Proposal, Debate and Decision

3/39/14/030 Williton War Memorial Recreation Ground, Williton
The erection of a pavilion, demolition of part and re-ordering of the remaining existing changing facilities, MUGA, disable and service vehicle/pedestrian access from Robert Street and associated parking facilities

The Members debated centred on the following issues:

- The new siting worked better
- With a high level of deprivation in the area, this building was needed to bring up the levels of aspirations

Councillor K Turner proposed and Councillor K Mills seconded a motion that planning permission be **GRANTED** in accordance with the Officers recommendation.

The motion was carried

Reference Location, Proposal, Debate and Decision

3/39/14/031 The former Croft House, North Croft, Williton
Variation of Section 106

Councillor E May proposed and Councillor AF Knight (Chair) seconded a motion that (1) A Deed of variation to the Section 106 Agreement be made to allow for all 12 dwellings to be affordable at an affordable rent; (2) A Deed of Variation to the Section 106 Agreement to delete the need for a Management Company not be accepted.

The motion was carried.

P186 Exmoor National Park Matters

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- Reserved Matters application in respect of the erection of an agricultural dwelling (outline application 6/42/14/102 (Reserve Matters) – Broad Lane Head, Zeal Farm, Hawkridge, Dulverton
- Use of land for full season tented campsite from 1st March to 30th October in addition to permitted 28 days together with the change of use of agricultural buildings to provide toilet, shower, washroom and site patron shop (Retrospective) (Full) – Caffyns Farm, Lynton, Devon
- Proposed variation of condition 4 of approved application 62/41/12/001 (proposed change of use of barn and formation of horse riding establishment) (Retrospective) to adjust the position and dimensions of the two passing bays (Retrospective) (Alteration/Lift Condition) – Caffyns Farm, Lynton, Devon

P187 Delegated Decision List

Councillor M Smith asked why application No.3/21/14/085, Erection of ornamental entrance gates was refused. The Area Planning Manager stated that the gates were too ornate and out of keeping with the area.

Councillor M Smith asked why application No. 3/31/14/012 needed to apply for planning permission. The Area Planning Manager stated that the building was listed therefore needed planning permission.

P188 Appeals Lodged

Appellant	Proposal and Site	Appeal Type
Ms S Lansdell	Abbey Barn, A39, Washford. For the erection Of external masonry staircase and two balconies At first floor level (planning and listed building Consent application).	Written Reps

Mr L Morgan

Shells Cottage, Washford, Watched. For the
Erection of three detached holiday units with
Associated vehicle parking.

Written Reps

P189 Appeals Decided

Proposal and Site

Outcome

Land at Higher Vexford Farm, Lydeard St
Lawrence

Dismissed
7 Jan 2015

1 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead
Erection of a sunroom extension to the south west elevation

Dismissed
18 Dec 2014

30 The Parks, Minehead.
Erection of a detached dwelling within the garden
Area.

Dismissed
26 Nov 2014

Allshire, East Anstey, Tiverton. Erection of temporary agricultural
Dwelling.

Dismissed
20 Jan 2015

Sandpit Meadows, Brompton Ralph. Change of use from one of
'Caravan incidental to agriculture use of land' to temporary
Agricultural Workers dwelling.

Allowed
9 Dec 2014

The meeting closed at 6.27 pm