

## PLANNING COMMITTEE

### Minutes of the Meeting held on 12 January 2017 at 4.30 pm

#### Present:

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

Councillor S Dowding  
Councillor S Goss  
Councillor A Hadley  
Councillor B Heywood  
Councillor P Murphy (arrived 5.35pm)

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

#### Officers in Attendance:

Area Planning Manager – Bryn Kitching  
Planning Officer – John Burton  
Legal Advisor Martin Evans – Shape Partnership Services  
Democratic Services Officer – Tracey Meadows

#### **P63 Apologies for Absence**

There were apologies from Councillors Aldridge, Jones and Morgan.

#### **P64 Minutes**

**Resolved** that the Minutes of the Planning Committee Meeting held on the 1 December 2016 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Venner and seconded by Councillor Turner

**The motion was carried.**

#### **P65 Declarations of Interest or Lobbying**

Councillor Hadley declared a prejudicial interest as he knew the applicant for application No. 3/21/16/098. He left the room whilst the application was presented and voted on. Councillor Turner declared on Application No's. 3/02/16/008 and 3/02/16/009 that he was the Chairman for Brompton Ralph Parish Council and that this application come to the Parish Council meeting. He declared that he had not fettered his discretion and kept an open mind. Councillor Venner declared that he had met with the applicant for application No. 3/21/16/098. He did not vote on the application.

#### **P66 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P67	3/26/15/024	Erection of one 4 bedroom dwelling and altered shared access road, Land adjoining Magnolia	Nigel Short Mr Cocker	Applicant Agent	Infavour Infavour

		House, Washford			
P67	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	Mr Heard	Applicant	Infavour
P67	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/Louise Crossman	Architect	Infavour
P67	3/37/16/022	Extensions to existing bungalow. The Westerlies, West Street, Watchet, TA23 0BJ			
P67	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

## **P67 Town and Country Planning Act 1990 and Other Matters**

Report Seven of the Planning Team dated 4 January 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**

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

**The Member's debate centred on the following issues;**

- Concern with flooding issues;
- No sustainable drainage plan;
- Siting of property;
- Concerns with the impact on the surrounding Historic environment;
- Concerns with Japanese Knotweed on site;
- Access to essential services;

Councillor Goss proposed and Councillor Parbrook seconded a motion that the application be **APPROVED** in accordance with the Officer Recommendation with an amendment to condition 11 regarding the submission of drainage details for the whole site.

**The motion was carried**

**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**

**Comments raised by the speakers included;**

- 3 glamping sites had been running for a year and were massively successful;
- Good feedback stating that this was one of the best sites in the UK;
- There was a need for more tents as the site was fully booked in the school holidays;
- All local material and workmen used;
- Employment for local people;
- Small local shop on site selling local produce;
- The local economy was benefiting from this site.

**The Member's debate centred on the following issues;**

- No advantage to the village;
- Lack of need for an extra holiday letting in the area;
- Only full for two months of the year;
- Highway issues;
- Sustainability;
- The need to bring more tourist into West Somerset area to boost economic regeneration;
- This would enhance not impact the local area;
- Lack of objection from neighbours. .

Councillor Turner proposed and Councillor Heywood seconded a motion that the application be **REFUSED** on grounds of unsustainable location, lack of economic benefit and sub-standard access.

Councillor Maitland-Walker proposed and Councillor Woods seconded a motion that the application be **APPROVED** being a direct negative of the first motion.

**The motion to APPROVE the application was carried**

**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**

**Comments raised by the speaker included;**

- The erection of the extension was in keeping with the existing cottage, therefore it sat well in its original setting.

**The Member's debate centred on the following issues;**

- This proposal was not out of place or character for the area;
- The proposal cannot be seen by anyone as it was in the middle of nowhere;
- This proposal was subservient to the main building;
- This may set a precedent for other large applications;
- Condition for the gable end and materials was needed.

Councillor Turner proposed and Councillor Hadley seconded a motion that the application be **APPROVED** against the Officer Recommendation with delegated authority to Officers to impose conditions, including a condition controlling the use of materials on the gable end of the extension.

**Reason**

The proposed extensions, by reason of size, design and external appearance, would not be out of keeping with the existing cottage, and would not be excessive in scale in relation to the existing property. The proposed extensions to the side of the property would not dominate the site and the existing cottage and would not detract from the visual appearance and character of the existing cottage. The proposal was therefore not contrary to saved policies BD/2 and BD/3 of the West Somerset Local Plan and policy NH13 West Somerset Local Plan 2032.

**The motion was carried.**

Councillor Murphy abstained from voting.

**Reference Location, Proposal, Debate and Decision**

**3/37/16/022 – Extension to existing bungalow. The Westerlies, West Street, Watchet**

**The Member's debate centred on the following issues;**

- Condition from the Geotechnical Report regarding prior to construction additional exploratory holes and laboratory tests on clay samples to be made should be carried out in the construction period;
- The cliff was quite a distance from the dwelling;
- This extension would enhance the dated property and make better use of it.

Councillor Murphy proposed and Councillor Woods seconded a motion that the application be **APPROVED** with an additional condition exploratory holes and testing of ground conditions prior to commencement.

**The motion was carried**

**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**

**Comments raised by the speaker included;**

- No immediate neighbours objected to the application;
- The area was built up and we are overlooked by everyone;
- The property would be built to the same standard as others in the street;

**The Member's debate centred on the following issues;**

- Access roads were very narrow;
- Not enough parking on the site for two cars;
- Lots of on-street parking already in the area;
- Cramped plot, not a good home for anyone;
- Would set a dangerous precedent for building in back gardens;
- The need for small developments in Minehead;

Councillor Parbrook proposed and Councillor Maitland-Walker seconded a motion that the application be **REFUSED**

**The motion was carried**

**P68 Exmoor National Park Matters**

Councillor B Heywood reported that two application went before the committee this month they included;

62/41/16/022 - Proposed dwelling for rural worker (68m2) at Hidden Valley Farm, Barbrook, Lynton, Devon - Deferred

6/27/16/113 – Proposed vehicle hard standing for two vehicles – Peace Cottage, Porlock Weir Road, Porlock, Somerset – Refused on Highway Safety

Asked to approve the main modifications to the Publication Draft Local Plan for consultation. Also asked to adopt the public speaking at authority meetings and planning site visits protocols.

No appeals lodged or decided upon

**P69 Delegated Decision List** (replies from Officers are in italic)

Clarification was sought on the location of 3/21/16/083, Land at Seaward Way, Minehead; *Premier Inn*;  
Committee noted that Prior Approval was required and refused for application No. ABD/28/16/00

**P70 Appeals Lodged**

Appeal against the refusal of the retention of canopy at 10 College Close, Minehead, TA24 6SX (planning application 3/26/15/099).

Appeal against the refusal of the erection of detached dwelling with associated vehicle parking and garden at 62 King George Road, Minehead, TA24 5JE (planning application 3/21/16/055).

Appeal against the refusal of the erection of a single storey extension at 9B King Edward Road, Minehead, TA24 5EA (planning application 3/21/16/056).

Appeal against the refusal of the notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development at the building east of Luckes Lane, Lower Weacombe, Williton, TA4 4LP (planning application ABD/28/16/001).

Appeal against the refusal of the conversion of stable building to a holiday unit at Higher Thornes Farm, Lower Weacombe, Taunton, TA4 4ED (planning application 3/28/16/005).

**P71 Appeals Decided**

3/04/15/004 – Proposed residential development of 13 properties including associated landscaping, parking and a new vehicular and pedestrian access from Ellersdown Lane on land to the north of Ellersdown Lane, Brushford  
– Appeal Dismissed.

3/26/16/012 - Demolition of existing dwelling and erection of a replacement 3 bedroom dwelling to the rear of Woodhey at Grooms Cottage, Old Cleeve, TA24 6HQ – Appeal Dismissed.

3/21/15/071 – Erection of a detached two bedroom bungalow with associated parking within the garden area at North Hill View, The Warren, Minehead, TA24 5SL  
– Appeal Dismissed.

The meeting closed at 6.50pm