

PLANNING COMMITTEE

Minutes of the Meeting held on 12 December 2013 at 4.30 pm

Present:

Councillor A F Knight Chairman
Councillor I Melhuish Vice Chairman

Councillor G S Dowding
Councillor B Heywood
Councillor E May
Councillor D D Ross
Councillor M A Smith

Councillor A P Hadley
Councillor K M Mills
Councillor C Morgan
Councillor L W Smith
Councillor K H Turner

Also in the Chamber

Councillor P N Grierson

Officers in Attendance:

Planning Manager - Andrew Goodchild
Planning Officer - Michael Hicks
Committee Administrator - Linda Bulpin
Legal Advisor - Martin Evans - Mendip DC

P072 Apologies for Absence

There were apologies for absence from Councillor S J Pugsley and Councillor A H Trollope-Bellew.

P073 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 28 November 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor D D Ross and all present voted in favour.

P074 Declarations of Lobbying

No declarations of lobbying were declared by Councillors.

P075 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr I Melhuish	P077	3/21/13/104	Personal – Is a client of the applicant	Spoke and voted

P076 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P077	3/21/13/104	Land Adjacent to the Stables on the Bridleway Off Ellicombe Lane, Ellicombe	Mr C Veale	Agent	Supporting
P077	3/21/13/104	Land Adjacent to the Stables on the Bridleway Off Ellicombe Lane, Ellicombe	Mrs G Barlow	Applicant	Supporting
P077	3/21/13/104	Land Adjacent to the Stables on the Bridleway Off Ellicombe Lane, Ellicombe	Cllr P N Grierson	Ward Member	Supporting

P077 Town and Country Planning Act 1990 and Other Matters

Report Eight of the Planning Team dated 4 December 2013 (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

3/21/13/104 Land Adjacent to the Stables on the Bridleway Off Ellicombe Lane, Ellicombe, Minehead
Proposed Single /Storey Dwelling Adjoining Existing Stables

Supporting comments raised by the speakers included:

- The requirements of the National Planning Policy Framework
- Security of the applicant's land and livestock
- Reduction in traffic movements to the site by the applicant
- Other large and small scale developments in this area
- The benefits of providing a disabled friendly dwelling

The Members debate centred on the following issues:

- Whether the proposal was sustainable development
- Other large and small scale developments in this area
- Creeping Development in the Open Countryside
- Significant changes to the landscape in the proposed area
- Highway safety implications
- Lack of street lighting in the area
- The proposed site's close proximity to Exmoor National Park
- Existing development in the area
- Requirements of emerging Local Plan
- Whether the proposal was worthy of an agricultural tie

Councillor K H Turner proposed and Cllr D D Ross seconded that the application be **REFUSED** in accordance with the officers recommendation.

On the Chair's casting vote the motion was carried.

P078 Exmoor National Park Matters

Cllr C Morgan gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P079 Delegated Decision List

The Planning Manager answered questions arising from the report.

The meeting closed at 5.36 pm