

PLANNING COMMITTEE

Minutes of the Meeting held on 13 December 2012 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor B Heywood	Councillor E May
Councillor K M Mills	Councillor C Morgan
Councillor S J Pugsley	Councillor D D Ross
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	Councillor A H Trollope-Bellew.

Also In Attendance

Cllr H J W Davies

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Principal Planning Officer - Liz Peeks
Committee Administrator - Linda Bulpin
Legal Advisor - Roy Pinney - Mendip D C
SCC Highways - Jon Fellingham

P164 Apologies for Absence

There were no apologies for absence.

P165 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 25 October 2012 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor A Trollope-Bellew and all present voted in favour.

P166 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	The Applicants

P167 Declarations of Interest

There were no declarations of interest.

P168 Public Participation

The Chairman advised those present that in view of the fact there was only one planning application on this month's planning agenda he had agreed for the number of speakers for and against to be increased from the normal three to seven.

Min No.	Reference No.	Application	Name	Position	Stance
P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	Mr R McDonald	Chair of Williton PC	Objecting
P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	Mrs R Woods	Local Resident	Objecting

P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	Mr R White	Agent for the Applicants	Supporting
P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	Mr R Mead	Applicant	Supporting
P169	3/39/12/025	Land to the East of Doniford Road/Liddymore Lane	Cllr H Davies	Ward Member	Objecting

P169 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated 5 December 2012 (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 and Decision

3/39/12/025 Land to the East of Doniford Road/Liddymore Lane

AGREED that a decision of APPROVAL be delegated to the Planning Manager to grant planning permission subject to the completion of the S106 Agreement for a payment towards community infrastructure, the provision of 9 affordable houses, provision for the maintenance of the hedgerow opposite the application site and a commuted sum for the maintenance of the area adjoining Butts Close. Alternatively a unilateral undertaking concerning the commuted sum may be submitted. Delegated authority was also given to the Planning Manager to alter and amend the schedule of conditions as appropriate.

Committee's Consideration

- Location of recreational area within the site
- Ongoing maintenance of hedges and grassed area outside the site
- Highway safety
- Level of parking provision
- Possible flooding issues in the area
- Density of the site
- Lack of suitable land in West Somerset for development

P170 Exmoor National Park Matters

Cllr Knight, supported by Cllr K Mills gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P171 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P172 Appeals Lodged

Appellant	Proposal and Site	Decision
Mr Pena-Romera	37 Quarry Close, Alcombe APP/H3320/D/12/2183862 Retention of elevated patio area to rear of property plus installation of glazed screen	Written Reps

Mr Jones

Coastal 4x4 Minehead Road, Bilbrook
APP/H3320/A/12/2183436
Demolition of existing workshop and canopy
and erection of four 2.5 storey semi-detached
dwellings

Written Reps

P173 The Chairman informed Members that there will be Site Visit on Monday 21st January, meeting at the Council Offices in Williton at 9.30am and on site at Woodcombe, Minehead at 10.00 am.

The meeting closed at 5.55 pm