

PLANNING COMMITTEE

Minutes of the Meeting held on 14 December 2017 at 2.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor A Hadley
Councillor B Heywood
Councillor I Jones

Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer (Heritage) – Elizabeth Peeks
Legal Advisor – Nick Hill – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P53 Apologies for absence

There were apologies for absence from Councillors S Goss, K Mills, C Morgan, T Venner.

Substitution

Councillor A Hadley for Councillor K Mills

P54 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 2 November 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Turner, seconded by Councillor Hadley

The **motion** was carried.

P55 Declarations of Interest or Lobbying

Councillor Hadley declared a Personal Interest regarding application No's 3/21/16/075 and 3/21/16/076. He declared that he would not participated in the debate or vote on these applications but would like to speak as a Minehead member on application No. 3/21/16/076. He declared that he would leave the room when the application was debated and voted on. Councillor Maitland-Walker declared a Personal Interest regarding application No. 3/05/17/011, she declared that she would leave the room whilst the application was discussed and voted on.

P56 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P57	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			
P57	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			
P57	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	Cllr Hadley Mr T Dunkley	Member of Minehead Agent	Objecting Infavour
P57	3/05/17/011	Erection of two storey side extension. 1 Tanyard, Carhampton,			

		Minehead			
P57	3/05/17/015	Installation of waiting bay (resubmission of 3/05/17/008). Fourways, Carhampton, Minehead			
P57	3/21/17/095	Conversion of 3 No. first floor flats into 6 No. 1 bedroom flats with associated parking and removal of chimney. Flats 5, 9 & 11 Tythings Court, Minehead			
P57	Miscellaneous Report	Affordable Housing site in Huish Lane, Washford			

P57 Town and Country Planning Act 1990 and Other Matters

Report seven of the Planning Team dated 6 December 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

3/21/17/088 - 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;

- Disappointed that the Ambulance service had not responded;
- Comments from the Fire Service need to be sent to the applicant;
- Concerns with the access to the site;
- Brown site fill in;
- Concerns with public safety;

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

The **Motion** was carried

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;

- Concerns with the lack of affordable housing;
- Concerns that the West Somerset Local Plan was being ignored;
- Concerns with the loss of green open space and higher house prices;
- Realignment of the grass crete road would be an improvements to the site;
- The scheme submitted would enhance and protect the site;

The Member's debate centred on the following issues;

Councillor Dowding arrived just before the vote of this application.

- A strong message needs to be sent out to developers that we want what was in our Local Plan;
- We need to be pragmatic about this application. The site was derelict, if we refuse this application the site would not be developed;
- The site should consist of 35% Affordable Housing;
- The building should not be left to fall into disrepair, we had a right to force the owners to maintain this Listed Building;
- Flooding issues;
- Application needs to comply with the Exmoor National Park lighting policy;

Councillor Parbrook proposed and Councillor Woods seconded a motion that both applications be **Approved** with an amendment to the additional conditions as set out in the Late Correspondence Sheet. These should read as below;

- There should be no occupation of the **8th** (10th) new build dwelling until all repair works to the listed building (as set out in submitted application and the Heritage Statement) and including the installation of the hereby approved replacement windows have been completed;

- No more than 15 of the new build dwellings shall (**not** removed) be occupied until all of the proposed landscaping and formal gardens and the courtyard have been provided;
- Additional condition for the maintenance of the garden;

The **motion** was carried

Reference Location, Proposal, Debate and Decision

**Application No. 3/05/17/011 – Erection of two storey side extension. 1
Tanyard, Carhampton, Minehead**

The Member's debate centred on the following issues;

- Extension not in keeping with the existing building;
- This was an attractive extension;

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

The **motion** was carried

Reference Location, Proposal, Debate and Decision

**3/05/17/015 – Installation of waiting bay (resubmission of 3/05/17/008),
Fourways, Carhampton**

Comments by members of the public;

- The property does not have any car parking provisions, the proposed installation would make a safe parking haven for the applicants;
- Waiting Bay would improve visibility to neighbours;
- Improvement to Highway safety;

The Member's debate centred on the following issues;

- This bay would improve visibility and traffic flow;
- Concerns that the property has no access;

Councillor Aldridge proposed and Councillor Dowding seconded a motion that the application be **Approved** with added conditions that the natural stone finish for the retaining wall at the rear of the hereby approved waiting bay shall match in colour, style, bonding and texture the existing stone wall to be retained and the waiting bay shall only be used by vehicles in association with the property known as Fourways.

The **motion** was carried.

Reference Location, Proposal, Debate and Decision

3/21/17/095 – Conversion of 3 No. first floor flats into 6 No. 1 bedroom flats with associated parking and removal of chimney. Flats 5, 9 and 11, Tythings Court, Minehead

Councillor Heywood arrived at the start of this item.

The Member's debate centred on the following issues;

- A condition for charging points should be added should this application be approved;
- Concerns with the internal size of the properties;
- Parking issues;
- There was a demand in Minehead for 1 bedroom units;
- Over development of the site;
- Storage area needed on site for bins and recycling;

Councillor Turner proposed and Councillor Heywood seconded a motion that the application be **Approved** with conditions to be delegated by Officers.

The **motion** was carried.

Miscellaneous Report – Affordable Housing site in Huish Lane, Washford

Outline planning application for the erection of 6 dwellings, access, public footpath/cycleway and associated works at The Nursery Site, A39, Washford and 3/26/14/026 - Outline planning application for the erection of up to 10 dwellings, access, replacement allotments, public car park and associated works at Land north of Huish Lane, Washford

Reported that in April 2016, the Planning Committee considered two linked planning applications for residential development in Washford. As the two applications were separate, with the open market housing being on one site and the affordable housing on a different site, it was necessary to secure a legal obligation to ensure that affordable housing was delivered as part of the overall development. It was considered that it would not be acceptable for just the open market housing on the nursery site to be delivered without assurances that the affordable housing on the allotment site would also be delivered in a similar timescale.

The applicants submitted a Unilateral Undertaking that included a requirement that prior to the commencement of development on either site, that they would enter a contract with a Registered Provider (RP) for the disposal of the affordable housing land as either a freehold or long leasehold interest. This mechanism allows for the development of the nursery site to take place, but not before the allotment site has been sold to an RP. It was considered that once the nursery site was in the ownership of an affordable housing provider, there was a degree of certainty that affordable housing would be provided on that site.

The owners now wish to dispose of both sites but the Council's preferred developer Falcon Rural are not in a position to immediately acquire the nursery site. To minimise delays whilst staying with the preferred developer, the owners have offered Falcon Rural a 12 month Option to acquire the allotment site at an agreed fee to deliver the affordable housing. However, they would like dispose of the nursery site for the open market housing prior to completing the sale of the allotment site to Falcon Rural.

The owner's solicitor has requested a letter from the Planning Authority to confirm that the completion of an Option with Falcon Rural will satisfactorily discharge the obligation to provide the affordable housing by an RP and allow for the market site to be disposed of.

Recommendation

The that Planning Committee agree to providing written confirmation that the completion of an Option with Falcon Rural will satisfactorily discharge the obligation to provide the affordable housing by an RP and allow for the market site to be disposed of.

The Member's debate centred on the following issues;

- Falcon were well known in the area and looked after their tenants;
- Who would be responsible for the removal of the allotments;
- Sewage problems on the site;

Councillor Turner proposed and Councillor Aldridge seconded a motion that the variation be **Approved**

The **motion** was carried

P58 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 5 December 2017 of the Exmoor National Park Planning Committee. This included:

- 6/14/17/102 - Proposed change of use of agricultural land to proposed burial mound, Emmetts Grange House, Simonsbath, Somerset - Refused
- 6/8/17/111 - Proposed part change of use of existing toilets to office (B1a) storage (B8) Gym (D2) together with external alterations. (Full) – Wheddon Cross Toilets, Car Park (The Rest and Be Thankful Inn), Wheddon Cross, Somerset – Approved
- 6/8/17/110 - Proposed erection of agricultural building. (Full) – Putham Farm House, Cutcombe, Somerset – Approved
- 6/14/17/105 - Proposed installation of a telecommunications pole and ancillary equipment (3m high pole). (Full) – Land near Halscombe Plantation – Approved
- 6/41/17/103 - Proposed demolition of existing single storey extension at southern end of building and erection of two storey extension and construction of single storey extension to rear elevation (west). Demolition of existing shed in rear garden and erection of new outbuilding. (Householder) – 3 Cogan Cottages, Withycombe, Somerset – Approved

No appeals lodged

Higher Court Farm Appeal dismissed

P59 Delegated Decision List (replies from Officers are in italic)

No queries raised

P60 Appeals Lodged

Appeal against the refusal of planning permission for the erection of a porch to the front elevation at 55 Cleeve Park, Chapel Cleeve, Old Cleeve, TA4 6JF (application 3/26/17/009).

Appeal against the refusal of planning permission for the erection of a porch to the front elevation (amended scheme to 3/26/17/009) at 55 Cleeve Park, Chapel Cleeve, Old Cleeve, TA4 6JF (application 3/26/17/015).

P61 Appeals Decided

Appeal against the refusal of listed building consent for the replacement of sash windows to slimlite double glazed sliding sash windows to the front elevation at 10, 10A and 10B The Parks, Minehead, TA24 8BS (LBC application 3/21/16/124) – appeal dismissed.

Appeal against the refusal of the change of use of land and building from equestrian stabling to Class C3 (dwelling) and associated building and engineering operations at The Stables, Chilcombe Lane, Bicknoller, TA4 4ES (planning application 3/01/16/003) – appeal dismissed.

The meeting closed at 4:59pm