

PLANNING COMMITTEE

Minutes of the Meeting held on 23 February 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor B Heywood
Councillor I Jones
Councillor P Murphy

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

P81 Apologies for Absence

There were apologies from Councillors Dowding and Hadley

P82 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 23 February 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Turner and seconded by Councillor Heywood

The motion was carried.

P83 Declarations of Interest or Lobbying

Councillor Venner declared that he had been lobbied by the residents of Irnham Road on application No. 3/21/17/003. He declared that he had made a site visit and would keep an open mind on the application.

P84 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P85	3/01/16/004	Application for approval of reserved matters following outline application (3/01/15/009) for the erection of 1 No. dwelling house with double garage and formation of vehicular access.			

		Land adjacent to Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton, TA4 4EG			
P85	3/05/16/014	Display of 2 non-illuminated post mounted signs at the entrance. Blue Anchor Bay Caravan Park, Blue Anchor Road, Carhampton, Minehead, TA24 6JT			
P85	3/21/16/130	Raising of the roof structure with erection of a first floor side extension. Flat 1, McDanas, Warren Road, Minehead, TA24 5BG			
P85	3/21/17/003	Installation of TV aerial and satellite dish, erection of fence and gate between the garage and internal garden wall, demolition of boundary stone walls and replacement with timber by-fold gates and fence with formation of parking area. 5 Irnham Road, Minehead, TA24 5DL			

P85 Town and Country Planning Act 1990 and Other Matters

Report Nine of the Planning Team dated 15 February 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**

3/01/16/004 – Application for approval of reserved matters following outline application (3/01/15/009) for the erection of 1 No. dwelling house with double garage and formation of vehicular access, Land adjacent to Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton TA4 4EG

The Member's debate centred on the following issues;

- Concerns with the loss of the Devon Hedge and the impact this would have on the look of the lane;
- Concerns with the diversion of the stream into the dry water course creating a fast flowing ditch;
- Pleased that the site was to retain the trees as moving the orientation of the house would result in their loss;

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

The motion was carried

Reference Location, Proposal, Debate and Decision

3/05/16/014 – Display of 2 non-illuminated post mounted signs at the entrance to Blue Anchor Bay Caravan Park, Blue Anchor Road, Carhampton, Minehead, TA24 6JT

The Member's debate centred on the following issues;

- The new sign was unattractive and did not give the flavour of what was a seaside resort, it looked commercial and not tourist orientated;
- The sign would merge into the existing building and would not be a distraction to drivers;
- The new sign was up to date and in keeping with the area;

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

The motion was carried

Reference Location, Proposal, Debate and Decision

3/21/16/130 – Raising of the roof structure with erection of a first floor side extension on the east elevation with a Juliet balcony on the north elevation, Flat 1, McDanas, Warren Road, Minehead, TA24 5BG

The Member's debate centred on the following issues;

- Concerns with cars parking on the vacant land and pavement next to the site;
- Concerns with continual planning applications on what was a small commercial business site;
- The extension would improve the whole street scene;

Councillor Turner proposed and Councillor Woods seconded a motion that the application be **APPROVED**

The motion was carried

Reference Location, Proposal, Debate and Decision

3/21/17/003 – Installation of TV aerial and satellite dish, erection of fence and gate between the garage and internal garden wall, demolition of boundary stone walls and replacement with timber by-fold gates and fence with formation parking area. 5 Irnham Road, Minehead, TA24 5DL

The Member's debate centred on the following issues;

- We had a duty of care to protect this conservation area, replacing the stone wall with a wooden fence would not enhance the look of this area;
- The property was at the end of the service road and can be seen from Irnham Road, sad to lose the ascetic appearance of the wall;
- Would be a shame to lose this wall that was replicated all around Minehead;
- Changes to other properties in the service road were not so visible from the main road as this property;
- The position of the wall was strategically important to the view from Irnham Road, it would be a great shame to lose it;

Councillor Maitland-Walker proposed and Councillor Turner seconded a motion that the application be **Refused**

Reason

The existing rear boundary wall has a positive contribution to the character and appearance of the conservation area and is clearly visible from Irnham Road. The loss of this heritage asset and replacement with timber bi-fold gates and boundary fence would have a significant adverse impact on character and appearance of the area by introducing materials that are Generally alien to the locality and is contrary to the provisions of Policy NH2 of the Adopted West Somerset Local Plan to 2032.

P86 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 7 February 2017 of the Exmoor National Park Planning Committee. This included:

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

6/9/16/131 - Reserve matters application in respect of a proposed agricultural dwelling (outline application 6/9/16/109) (Reserve Matters) – Springfield Farm, Draydon Lane, Dulverton, Somerset. – Deferred

6/27/16/115 - Proposed single storey replacement conservatory (Householder) – Stokes Croft, Parsons Street, Porlock, Somerset. – Refused

P87 Delegated Decision List (replies from Officers are in italic)

3/01/16/003 – The Stables, Chilcombe Lane, Bicknoller – why was this application refused. *This application was refused on the grounds of the new policy which allowed buildings in a built up area. Stated that there were a number of criteria's in the new policy, one of which was that there was safe pedestrian access to essential facilities within that area. This was the first test of the new policy.*

P88 Appeals Lodged

No appeals lodged

P89 Appeals Decided

No appeals decided

The meeting closed at 6.15pm

DRAFT