

## PLANNING COMMITTEE

### Minutes of the Meeting held on 24 April 2014 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 S J Pugsley	Councillor D D Ross
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	

#### **Officers in Attendance:**

Assistant Director, Planning & Environment – Tim Burton  
Planning Officer – Lisa Bullock  
Committee Administrator - Linda Bulpin  
Legal Advisor – Martin Evans - Mendip DC

#### **P110 Apologies for Absence**

There were apologies for absence from Councillor K M Mills, Councillor C Morgan and Councillor A H Trollope-Bellew

#### **P111 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 27 March 2014 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May seconded by Councillor K Turner and all present voted in favour.

#### **P112 Declarations of Lobbying**

None

#### **P113 Declarations of Interest**

None

#### **P114 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P115	3/01/14/001	Halsway Manor, Crowcombe	Mr G Chedburn	Conservation Architect	Supporting
P115	3/01/14/001	Halsway Manor, Crowcombe	Mr P James	Halsway Society	Supporting
P115	3/01/14/001	Halsway Manor, Crowcombe	Ms C Parker	Halsway Society	Supporting

#### **P115 Town and Country Planning Act 1990 and Other Matters**

Report Twelve of the Planning Team dated 15 April 2014 (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**

**3/01/14/001      Halsway Manor, Crowcombe**  
Erection Of New Oak Framed Activity Centre For Educational Use (D1) In the Woodlands Of Halsway Manor

**The Members debate centred on the following issues:**

Highway safety implications  
Onsite parking constraints  
Requirements of the Travel Plan  
Development on the lower slopes of the Quantock Hills

Councillor S Pugsley proposed and Cllr E May seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR**

**3/01/14/002      Halsway Manor, Crowcombe**  
Erection Of A Single Storey Performance Venue With Two Storey Accommodation Building Linked To The Existing Manor. Alter And Refurbishment Of The Existing Manor With New Extension To The East.

**The Members debate centred on the following issues:**

Highway safety implications  
Onsite parking constraints  
Requirements of the Travel Plan  
Lack of renewable energy provision  
Development on lower slopes of Quantock Hills

Councillor E May proposed and Cllr S Pugsley seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR**

**3/01/14/003      Halsway Manor, Crowcombe**  
Erection Of A Single Storey Performance Venue With Two Storey Accommodation Building Linked To The Existing Manor. Alter And Refurbishment Of The Existing Manor With New Extension To The East.

Councillor D Ross proposed and Cllr S Pugsley seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR**

**3/26/14/004      Halscombe House, Washford**  
Conversion Of Existing Annexe To Self-Contained Unit

**The Members debate centred on the following issues:**  
Highway safety improvements

Councillor D Ross proposed and Cllr I Melhuish seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR**

**ECC/EN/13/00/02 Staple Farm, West Quantoxhead**

Erection of Steel Shed To House A Biomass Boiler Plus Chimney  
(Retrospective)

**The Members debate centred on the following issues:**

Timescales for Enforcement Action to commence  
Nuisance Abatement Orders

**AGREED** that the Planning Committee authorise formal enforcement action and legal proceedings, to secure the permanent removal of the boiler, shed and chimney from the land, involving the service of the relevant Enforcement Notices, allowing three months for compliance, together with all necessary legal action including formal prosecution against the landowner (currently understood to be Mr N H Gibbons, Mrs P A Gibbons and Mrs D B Gibbons to ensure full compliance with the requirements of said Notices, for the reasons given in the Planning Report.

**P116 Exmoor National Park Matters**

Cllr S Pugsley gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- 1) The grant of planning permission for the proposed erection of free standing solar panels (8 x 2) – Vale House, Roadwater.

**P117 Delegated Decision List**

Councillor E May questioned why queries on applications decided on the Delegated List could not be answered at the Planning Committee. He was advised that owing to the changing situation within the Planning Teams at the present time and the fact that the Assistant Director for Planning and the Environment is not permanently based in Williton an in-depth explanation into applications could not be given at Committee. Councillors were advised that if they had any queries on the weekly list of delegated decisions they receive to please contact the Planning Officer concerned. It was agreed that the name of relevant Planning Officer will appear on the weekly list.

**P118 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Appeal Type</b>
Mrs A Stapleton	St Nicholas Church, Cross Elms, Kilton Erection Of A Single Storey Timber Outbuilding	Written Reps

**P119 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mr M Grainger	Land to the East of Capton Road, Sampford Brett Proposed development of Six Houses, two of which to be affordable, four to be open market, together with associated estate road.	Dismissed 24/03/2013

The meeting closed at 6.06 pm