PLANNING COMMITTEE

Minutes of the Meeting held on 25 February 2016 at 4.30 pm

Present:

Councillor S J Pugsley	Chairman
Councillor B Maitland-Walker	Vice Chairman

Councillor I Aldridge Councillor AP Hadley Councillor B Heywood Councillor I Jones Councillor C Morgan Councillor PH Murphy Councillor J Parbrook Councillor K Turner Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching Planning Officer – Sue Keal Planning Officer – Hamish Laird Legal Advisor Martin Evans - Mendip DC Democratic Services Officer – Tracey Meadows

P71 Apologies for Absence

There were apologies for absence from Councillors S Dowding, S Goss and T Hall.

P72 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 3 December 2015 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor C Morgan and seconded by Councillor K Turner.

Resolved that the Minutes of the Planning Committee Meeting held on the 28 January 2016 circulated at the meeting be confirmed as a correct record subject to Minute P75 being amended as follows:-

Application 3/05/15/014 - The Old Coach House, 3 Winsors Lane, Carhampton, Minehead. Wording of the resolution be altered to read as follows:-

"There were no further discussions and on being put to the vote the original motion recommending that planning permission be granted to subject to conditions was declared CARRIED"

Proposed by Councillor K Turner and seconded by Councillor P Murphy.

The motion was carried.

P73 Declarations of Interest or Lobbying

All Councillors declared that they had received correspondence from the applicant on application No. 3/24/15/003. Councillor Aldridge declared that he had been canvassed by the agent for application No. 3/28/15/008. Councillor Woods declared personal knowledge but no interest on application No.3/21/15/078. Councillor Pugsley declared that he had received a letter in connection with application No. 3/21/15/078, stated that he felt he had received the letter as Chairman of the Planning Committee for consideration rather than an individual.

P74 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P74	3/24/15/003	Extension and change of use of	Mrs Green		Objecting
		existing barn to form a two bed holiday let plus two-bay timber garage at Yarde Hill Building, Yarde, Near Williton	Mr Cotterill	Applicant	In favour
P74	3/21/15/076	Display of illuminated signage on 6m pylon and fascia sign to front and side elevations			
P74	3/21/15/078	Outline planning application for four dwellings with access	Mr Clavey		Asking for points of clarification
		from Bircham Road and The Shires	Mr Mitchell	Agent	In favour

P75 Town and Country Planning Act 1990 and Other Matters

Report Seventeen of the Planning Team dated 25 February 2016 (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

3/24/15/003 Extension and change of use of existing barn to form a two bed holiday let plus two-bay timber garage.

Comments raised by the speakers included:

- Obscured and dangerous entrance and exit;
- Concerns with surface water run off;
- The proposed development was out of keeping with the tiny Hamlet;
- There was no requirement for a holiday let in Yarde;
- Loss of wildlife and habitat should the shrub area not be kept intact;
- Concerns with privacy and overlooking and the loss of peace and tranquillity;
- Yarde was in a tiny Hamlet set in beautiful countryside and currently unspoilt, we would like it to remain that way;
- The land owner wanted to diversify for a supplementary income, this was an ideal spot for a holiday let;
- The neighbours' concerns were unfounded;
- The Parish Council were happy to support this application but there were concerned with the entrance;

The member's debate centred on the following issues:

- Due to the increase in size this it is virtually a new build;
- Concerns with the narrow access in and out of the entrance:
- Building a holiday let on this site was a good idea as if left the building would just fall down;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **REFUSED**

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/15/076 Display of illuminated signage on 6 m pylon and fascia sign to front and side elevations

The member's debate centred on the following issues:

- Lidl had planning permission to build here so we need to give permission for the sign to be erected:
- Concerns were raised from Minehead Town Council that the sign would stand out and look incongruous against the hills behind;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **APPROVED**

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/15/078 Outline planning application for four dwellings with access from Bircham Road and The Shires

Comments raised by the speakers included:

- Concerns with the grass strip drive, and whether there be a division of the private drive and the grass strip;
- Concerns with the access out of the green strip onto the corner of the drive coming down through the Shires, as this came onto a blind corner;

The member's debate centred on the following issues:

- This was only an outline application, all other matters would be discussed at a future meeting;
- Access onto Bircham Road at present did not look great;
- No problem with the housing density, we were making good use of a plot of land that was not in the open countryside;
- Concerns with drive access into the Shires:
- Concerns with parking and turning circles, we need to ensure that these were adequate;
- · Drainage issues;
- The plans do not show the main culver which the main drain is coming down from the top of Holcombe Hill. If they are going to do the visibility splay they need to be aware of this;

Councillor K Turner proposed and Councillor B Heywood seconded a motion that the application be **APPROVED**

The motion was carried

P76 Exmoor National Park Matters

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

Proposed variation of condition 4 (the campsite hereby approved shall comprise tents only. Specifically no motor homes or caravans as defined under the Caravan Sites and Control of Development Act 1960 (s.29(1)) as modified by the Caravan Sites Act 1968 (s.13(1) and (2)) shall occupy the campsite hereby approved at any time) of approved application 62/41/14/020 to allow the exception of motorised vehicles where they contain accommodation that is used as site patrons' sole means of motorised transport and do not exceed a maximum wheelbase length of up to 3.5m (measured wheel hub centre to wheel hub centre) (Alteration/Lift Condition) – Caffyns Farm, Croscombe Lane, Lynton, Devon.

Re-grading of ground levels to north west of dwelling, installation of external lights, formation of store room in roof over garage, lantern roof light to utility room together with the erection of a shed (Retrospective) (Householder) – Rodings, Brockwell Lane, Wootton Courtenay, Somerset.

Replacement windows and doors (Part Retrospective) (Householder) – Bracken Lea, Barbrook, Lynton, Devon.

Proposed variation of Condition 16 (the garage building hereby approved shall be used as a garage/pump room and for the storage of items incidental to the use of the dwelling house "Hill Cottage" only. It shall specifically not be used as additional living accommodation to the dwelling) of approved application 6/20/10/102 to allow

for the conversion of part of the garage/storage building to provide annexe accommodation for use in conjunction with main dwelling (Part Retrospective) (Alteration/Lift Condition) – Hill Cottage, Luxborough, Nr Dunster, Somerset.

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed alterations to surface water drainage and installation of oil interceptor (Full) – Exford Depot, Exford, Somerset.

P77 <u>Delegated Decision List</u>

Questions were raised and answered by the Officer.

P78 Appeals Lodged

Appeal against the refusal of outline planning permission for the construction of a dormer bungalow at 1 Marshwood Cottages, Carhampton Road, Carhampton, Minehead, TA24 6JY (3/05/15/010)

P79 Appeals Decided

Erection of a Solar PV Development and associated words. The proposed development will include the installation of ground based racking systems and mounted solar panels (max 3m high), power inverter stations, transformer stations, substation and comms building, fencing and associated access gates, and CCTV security cameras mounted on free standing support poles (resubmission of 3/28/13/005) on land at Aller Farm, East of Woodford and North of Monksilver, Williton TA4 4HH – Planning appeal dismissed.

P80 Reserve date for site visit – Monday 21 March

P81 Date of next meeting – Thursday 24 March

The meeting closed at 6.40pm