

## PLANNING COMMITTEE

### Minutes of the Meeting held on 25 June 2015 at 4.30 pm

#### **Present:**

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

Councillor D Archer  
Councillor G S Dowding  
Councillor I Aldridge  
Councillor A P Hadley  
Councillor B Heywood  
Councillor R Woods

Councillor K H Turner  
Councillor C Morgan  
Councillor P H Murphy  
Councillor J Parbrook  
Councillor T Hall

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

Area Planning Manager – Bryn Kitching  
Major Applications Co-ordinator – John Burton  
Planning Officer (Conservation) – Liz Peeks  
Committee Administrator – Tracey Meadows  
Legal Advisor –Martin Evans - Mendip DC

#### **P11 Apologies for Absence**

There were apologies for absence from Councillors S Goss and I Jones.

#### **P12 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 28 May 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor C Morgan.

#### **P13 Declarations of Lobbying**

<b>Name</b>	<b>Min No</b>	<b>Ref No.</b>	<b>Application</b>	<b>Persons Lobbying</b>
Cllr Parbrook	P16	3/37/15/009	3 Seaview Terrace	Friend in Alma Terrace
Cllr Turner	P16	3/37/15/009	3 Seaview Terrace	Objector
Cllr Morgan	P16	3/37/15/009	3 Seaview Terrace	Objector
Cllr Pugsley	P16	3/37/15/009	3 Seaview Terrace	Objector – letters passed onto Planning Officers
Cllr Murphy	P16	3/37/15/009	3 Seaview Terrace	Objector

#### **Councillor Murphy made the following declaration;**

I approached this application with an open mind when considered by Watchet Town Council and I made the following statement at that meeting that was recorded in the minutes. As a member of the West Somerset Council Planning Committee I will remain impartial and keep an open mind in order to play that role. Whilst I will participate in the meeting I will abstain from making a view known and voting. That was the declaration I made when the Town Council looked at that this application.

#### **P14 Declarations of Interest**

<b>Name</b>	<b>Min No</b>	<b>Ref No.</b>	<b>Personal of Prejudicial</b>	<b>Action Taken</b>
-------------	---------------	----------------	--------------------------------	---------------------

Cllr Woods	P16	3/37/15/009	Personal – relation lives in Goviers Land	Spoke and Voted
Cllr Woods	P16	3/21/15/014	Personal – member of the caravan club	Spoke and Voted
Cllr Maitland-Walker	P16	3/21/15/014	Personal – knows applicant	Spoke and Voted
Cllr Parbrook	P16	3/21/15/014	Personal – knows applicant	Spoke and Voted
Cllr Morgan	P16	3/37/15/009	Personal –declared that Ms K Morgan was not a relation	Spoke and Voted

## **P15 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P16	3/37/15/009	3 Seaview Terrace	Mr Colin Wood	Local Resident	Objector
P16	3/37/15/009	3 Seaview Terrace	Mr Paul Barrell	Local Resident	Objector
P16	3/37/15/009	3 Seaview Terrace	Mr Edwin Frewin	Local Resident	Objector
P16	3/21/15/014	Land west of Minehead Caravan Club, Hopcott Road	Mr McGuinness	Agent	In favour

## **P16 Town and Country Planning Act 1990 and Other Matters**

Report Eleven of the Planning Team dated 17 June 2015 (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**

#### **3/37/15/009      3 Seaview Terrace, Watchet**

Demolition of existing derelict garden storage buildings and partial demolition of garden boundary walls and fences, to be replaced by anew boundary walls and fences. Erection of a four bedroom house on part of the garden and enlargement and resurfacing of adjoining parking area. Resubmission of 3/37/15/003.

#### **Objections raised by the speakers included:**

- Highway concerns
- Goviers Lane was the principle route into town
- No equalities impact assessment prepared
- Overbearing and dominating
- Increase in traffic
- Lane to long and narrow for pedestrians and cars

- No more space for on street parking in this area
- No demand for large houses in Watchet
- The Watchet Conservation Society are against this application
- Signed petition by 147 residents stating that they were against this application

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

- A management plan would be needed to understand how the engineering and earth works company were going to dispose of the soil for the garage. With this amount of construction Goviers Lane would be closed to the public.
- Lack of visibility display on the junction.
- The garage was a sticking point for refusal, could the house be built without the garage.
- Concerned with the public using Goviers Lane as well as construction traffic.

Councillor C Morgan proposed and Councillor D Archer seconded a motion that planning permission be **REFUSED** against Officer's recommendation.

The motion was carried.

**Reason**

Goviers Lane is a narrow no-through road, without turning space, which is mainly used by pedestrians and has limited use by motor vehicles. It is the only safe route for pedestrians, mobility and wheelchair users into the centre of Watchet from the residential areas to the east of the railway line. The car using the proposed single garage will create conflict with these users due to the inability to easily pass and as such, conflicts with paragraph 35 of the National Planning Policy Framework.

**Reference**

**Location, Proposal, Debate and Decision**

3/21/15/014

**Land west of Minehead caravan Club, Hopcott Road, Minehead**

**Comments raised by the speaker included:**

- This site is a deliverable and sustainable site with supply for a 5 year supply of housing.
- This site cannot be refused on the grounds of prematurity.
- The Local Plan has not yet been adopted.

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

- This was a premature site with no master plan as yet.
- We do not want to lose out on affordable housing.
- What evidence is there that this site was needed in Minehead.
- How will the Section 106 funds be used?

Councillor A Hadley proposed and Councillor J Parbrook seconded a motion that planning permission be **GRANTED** in accordance with Officers recommendations.

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

### **The Agricultural and Forestry worker's dwellings**

Purpose of the report was to inform the Committee of the number of distribution of Agricultural and Forestry Worker's Dwellings and to recommend a survey to confirm compliance with the occupancy conditions and obligations.

**Concluded** that agricultural and forestry workers' dwellings had been permitted as an exception to normal planning policies. It was important that they continue to perform their role helping to provide housing for rural workers, thereby supporting the rural economy. It was proposed to survey this important part of the housing stock to check compliance with the occupancy requirements and, where necessary and expedient, to follow up any breaches of occupation.

### **P18 Delegated Decision List**

The Planning Manager answered questions from the report.

### **P19 Performance chart**

The Area Planning Manager updated the Committee on the performance chart from April-March 2015. Stated that Q4 update was 15% ahead of target. Also stated that he would still continue to monitor and bring back to committee.

### **Comments**

- The targets use to be higher than this, it can be done.
- Targets need to be reasonable, we need to look at these in the future.
- These targets were set when there were three extra officers in place, we would need to look at this in the future.

The meeting closed at 6.46pm