

## PLANNING COMMITTEE

### Minutes of the Meeting held on 25 July 2013 at 4.30 pm

#### Present:

|                                |                       |
|--------------------------------|-----------------------|
| Councillor A F Knight .....    | Chairman              |
| Councillor I Melhuish .....    | Vice Chairman         |
| Councillor A P Hadley          | Councillor B Heywood  |
| Councillor E May               | Councillor K M Mills  |
| Councillor S J Pugsley         | Councillor D D Ross   |
| Councillor L W Smith           | Councillor M A Smith  |
| Councillor A H Trollope-Bellew | Councillor K H Turner |

#### Officers in Attendance:

Planning Manager - Andrew Goodchild  
Deputy Planning Manager - Ken Taylor  
Principal Planning Officer - Liz Peeks  
Planning Officer - Michael Hicks  
Committee Administrator - Linda Bulpin  
Legal Advisor - Martin Evans - Mendip D C

#### **P021 Apologies for Absence**

There were apologies for absence from Councillor G S Dowding and Councillor C Morgan.

#### **P022 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 27 June 2013 - circulated with the Agenda be confirmed as a correct record following amendments to the meeting date and the description to application 3/21/13/056. Proposed by Councillor E May and seconded by Councillor K Turner and all present voted in favour.

#### **P023 Declarations of Lobbying**

| Name                   | Min No | Ref No      | Application                   | Persons Lobbying |
|------------------------|--------|-------------|-------------------------------|------------------|
| All Councillors        | P027   | 3/21/13/065 | 2 Wellington Square, Minehead | Supporter        |
| Cllr E May             | P027   | 3/28/13/004 | Land at Higher Thornes Farm   | Objectors        |
| Cllr A Trollope-Bellew | P027   | 3/28/13/004 | Land at Higher Thornes Farm   | Supporters       |

#### **P024 Declarations of Interest**

| Name                   | Min No | Ref No.     | Personal or Prejudicial                                       | Action Taken     |
|------------------------|--------|-------------|---|------------------|
| Cllr A F Knight        | P027   | 3/21/13/057 | Personal – has business interests in Minehead                 | Spoke and voted  |
| Cllr A F Knight        | P027   | 3/21/13/065 | Personal and Prejudicial – has business interests in Minehead | Left the Chamber |
| Cllr A Trollope-Bellew | P027   | 3/28/13/004 | Personal – Family member rents one of his properties          | Spoke and voted  |
| Cllr K Mills           | P027   | 3/37/13/016 | Serves on the Asset Management Group                          | Spoke and voted  |
| Cllr A Trollope-Bellew | P027   | 3/37/13/016 | Serves on the Asset Management Group                          | Spoke and voted  |

## **P025 Public Participation**

| <b>Min No.</b> | <b>Reference No.</b> | <b>Application</b>                          | <b>Name</b>   | <b>Position</b>      | <b>Stance</b> |
|----------------|----------------------|---|---------------|----------------------|---------------|
| P027           | 3/21/13/065          | 2 Wellington Square, Minehead               | Mr P Williams | Applicant's Agent    | Supporting    |
| P027           | 3/28/13/004          | Land at Higher Thornes Farm, Lower Weacombe | Mr S Wright   | Local Resident       | Supporting    |
| P027           | 3/28/13/004          | Land at Higher Thornes Farm, Lower Weacombe | Miss C Bosley | Applicant's Daughter | Supporting    |
| P027           | 3/28/13/004          | Land at Higher Thornes Farm, Lower Weacombe | Mr T Gliddon  | Veterinary Surgeon   | Supporting    |
| P027           | 3/28/13/004          | Land at Higher Thornes Farm, Lower Weacombe | Mr J Harrison | Local Resident       | Supporting    |
| P027           | 3/28/13/004          | Land at Higher Thornes Farm, Lower Weacombe | Mr K Bosley   | Applicant            | Supporting    |

## **P026 Town and Country Planning Act 1990 and Other Matters**

Report Three of the Planning Team dated 17 July 2013 (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 and Decision**

**3/21/13/057      Land at Wellington Square and Junctions of Holloway Street/The Parade, The Avenue/Blenheim Road, The Avenue/Summerland Road, Minehead**

The Display of Four Non-Illuminated Locational and Directional Business Directory Signs.

**AGREED** that the application be **APPROVED** conditions as in the Planning Report.

Committee's Consideration

Proposed location of the signs

Design and content of the signs

### **Appointment of Vice-Chairman**

Councillor A F Knight left the Chamber and Councillor I Melhuish took the Chair. It was RESOLVED that Councillor K M Mills be appointed as Vice-Chairman for the determination of planning application 3/21/13/065.

**3/21/13/065      2 Wellington Square, Minehead**

Change Of Use From A1 (Retail) To A Mixed (A1/A3) Coffee Shop Use With Shopfront Alterations And An Area Of External Seating (Resubmission Of 3/21/13/051)

**AGREED** that the application be **APPROVED** conditions as in the Planning Report.

Committee's Consideration

Number of tables/chairs and paraphernalia on the forecourt  
Pedestrian safety  
Highway safety

**3/28/13/004** **Land At Higher Thornes Farm, Lower Weacombe, West Quantoxhead,**  
Change Of Use And Conversion Of Equestrian/Domestic Store To  
Equestrian Manager's Dwelling And Change Of Use Of Buildings And Land  
For Dual Agricultural And Equestrian Use.

**RESOLVED** that a decision of **APPROVAL** be delegated to the Planning Manager to finalise the conditions as detailed below:

Reason for Approval

The site is located outside the development limit where development is strictly controlled. However, the Local Planning Authority consider that there is a need for a rural worker to live on site. As such the proposal is considered to satisfy the criteria set out in Saved Policy H/2 of the West Somerset District Local Plan (adopted December 2006) and paragraph 55 of the National Planning Policy Framework (2012), which provides national policy on the provision of agricultural worker's dwellings. The proposal, by reason of its design scale and layout will be in keeping with its surroundings, the wider landscape and the Quantock Hills Area of Outstanding Natural Beauty. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users. The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway.

**SUBJECT** to the inclusion of the following conditions:

Restricting the use to a Rural Workers Dwelling  
Removal of Permitted Development Rights  
Submission of a Landscaping Scheme  
Off-street Parking and turning area

Committee's Consideration

History of this site  
Development in the open countryside  
Viability of the business  
Possibility of tying proposed dwelling to business  
Landscaping of the site

**3/37/13/015** **Lorna Doone Park, West Street, Watchet**  
Construction Of Seven Linked Town Houses In Lieu Of Five Linked Town

**AGREED** that the application be **APPROVED** conditions as in the Planning Report.

Committee's Consideration

Parking Spaces  
Timescale for payment of Section 106 money

**3/37/13/016** **Land Adjoining 5 Harbour Road, Watchet**  
Two Proposed New Dwellings With Associated Parking Spaces.

**AGREED** that a decision of approval be delegated to the Planning Manager subject to the expiry of the notice/consultation period and not receiving any new and substantive objections that would materially affect the recommendation.

Committee's Consideration  
 Over development of the site  
 Possible overlooking implications  
 Loss of Disabled Parking spaces

**3/39/13/013 Croft House, North Croft, Williton, Taunton**  
 Proposed Demolition Of Existing Building And Erection Of Twelve Semi-Detached, Two-Storey Dwellings

**AGREED** that the application be **APPROVED** conditions as in the Planning Report.

Committee's Consideration  
 Loss of trees  
 Suitable replacement trees  
 Possible overlooking implications  
 Retention of footpath

**P027 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.

**P028 Delegated Decision List**

The Planning Manager answered any questions arising from the report.

**P029 Appeals Lodged**

|                                     |   |                                  |
|-------------------------------------|---|----------------------------------|
| <b>Appellant</b><br>Mr & Mrs Watson | <b>Proposal and Site</b><br>5 Whitehall, Watchet<br>Two Storey Rear Extension | <b>Procedure</b><br>Written Reps |
|-------------------------------------|---|----------------------------------|

**P030 Appeals Decided**

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Appellant</b><br>Mr M Pena-Romero | <b>Proposal and Site</b><br>37 Quarry Close, Alcombe<br>Construction of a Raised Patio Area<br>(Enforcement Appeal) | <b>Decision</b><br>Dismissed<br>25/06/2013 |
|--------------------------------------|---|--|

**P031 Adoption of Local Validation Requirements**

It was agreed that the revised Application Validation Checklist document outlines a consistent and proportionate approach to the information that is required for all different types of applications, in accordance with legislative requirements and Government policy and guidance be adopted by the Planning Committee.

**P032 Planning Performance Year Ending March 2013**

|       | Nat Av % | SW AV % | WSC % | Rank<br>(of 338*) | Percentile       | Rank SW<br>(37)** |
|-------|----------|---------|-------|-------------------|------------------|-------------------|
| Major | 58       | 56      | 75    | 44 with 5 others  | 87th             | 2                 |
| Minor | 68       | 64      | 95    | 3                 | 99 <sup>th</sup> | 1                 |
| Other | 81       | 77      | 99    | 1 (with 3 others) | 99 <sup>th</sup> | 1                 |

\*District and National Park Authorities \*\*District Authorities

The Chair and Planning Committee Members gave a vote of thanks to the Planning Team for this excellent performance,

The meeting closed at 7.00 pm