

PLANNING COMMITTEE

Minutes of the Meeting held on 25 August 2011 at 4.30 pm

Present:-

Councillor A F Knight Chairman
Councillor I R Melhuish Vice Chairman

Councillor G S Dowding
Councillor B Heywood
Councillor K M Mills
Councillor L W Smith
Councillor A H Trollope-Bellew

Councillor A P Hadley
Councillor E May
Councillor S J Pugsley
Councillor M A Smith
Councillor K H Turner

Also in Attendance:

Councillor P Grierson

Officers in Attendance:

Deputy Planning Manager - Kenneth Taylor
Principal Planning Officer - Nigel Furze
Committee Administrator - Linda Bulpin
Legal Advisor (Roy Pinney - Mendip D C)
SCC Highways - Neil Pincombe

P18 Apologies for Absence

Apologies for absence were received from Councillors C Morgan, D Ross and D Sanders.

P19 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on the 28 July 2011 - circulated with the Agenda be confirmed as a correct record subject to an amendment to Cllr A Trollope-Bellew's declaration of interest on page one.

P20 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	23	3/21/11/023	Land East of The Shires	Objectors
Cllr A F Knight	23	3/37/11/024	60 Doniford Road, Watchet	Objectors and Supporter

P21 Declarations of Interest

Name	Min No	Application	Personal or Prejudicial	Action Taken
Cllr A F Knight	23	3/37/11/023 Brendon Road, Watchet	Prejudicial on the grounds of Pre-determination as a strong supporter for a new bridge.	Left the Chamber
Cllr A F Knight	23	3/37/11/024 60 Doniford Road, Watchet	Personal and possible perceived pre-determination as a resident of Doniford Road	Left the Chamber
Cllr E May	23	3/21/11/021 Land at Silvermead, Alcombe	Personal – Previously served on the Magna Housing Board	Spoke and Voted
Cllr A Trollope-Bellew	23	3/37/11/023 Brendon Road, Watchet	Prejudicial on the grounds of Pre-determination as donated money from his Community Fund	Left the Chamber

P22 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
23	3/21/11/021	Land at Silvermead, Alcombe	C Lawrence	County Councillor	Commenting
23	3/21/11/021	Land at Silvermead, Alcombe	B Maitland-Walker	County Councillor	Commenting
23	3/21/11/021	Land at Silvermead, Alcombe	Mr T Murray	Director of Magna West Somerset	Supporting
23	3/21/11/021	Land at Silvermead, Alcombe	Cllr P Grierson	County Councillor	Commenting
23	3/37/11/024	60 Doniford Road, Watchet	Mr D Rockley	Agent	Supporting

P23 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated the 17 August 2011 – 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**

3/21/11/021 Land at Silvermead, Alcombe, Minehead
Erection Of 33 Dwellings, Associated Access, Parking And Landscaping Works And The Provision Of Public Open Space.

DECISION DEFERRED PENDING THE HOLDING OF A SITE VISIT to take place on Thursday 22 September 2011 meeting at 9.30am at the Council Offices, Williton and 10.00 am at Silvermead, followed by The Shires, Bircham Road, Alcombe The reason for the site visit is for Members to fully assess the impact of this proposed development on the surrounding area.

3/21/11/023 Land to the East of The Shires, Bircham Road, Minehead
Change Of Use Of Former SCC Agricultural Site To Provide A Site For A Residential Development Of 46 Dwellings Together With Garages, Parking Spaces And Associated Works.

DECISION DEFERRED PENDING THE HOLDING OF A SITE VISIT to take place on Thursday 22 September 2011 meeting at 9.30am at the Council Offices, Williton and 10.00 am at Silvermead, followed by The Shires, Bircham Road, Alcombe The reason for the site visit is for Members to fully assess the impact of this proposed development on the surrounding area.

3/21/11/077 47 Periton Lane, Minehead
Extension Forming Garage, Utility, Wet Room and Ancillary Accommodation

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

3/37/11/023

Brendon Road, Watchet

Reinstatement Of Pedestrian Footbridge Over WSR Railway Line At Watchet Station, Following The Removal Of Previous Footbridge For Safety Reasons.

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

3/37/11/024

60 Doniford Road, Watchet

Raising of Garden Wall (and Associated Enforcement Issues)

AGREED that Planning Permission be REFUSED for the reasons in the Planning Report. It was further AGREED that Delegated Authority be given to Planning Manager to issue an Enforcement Notice as outlined in the report and to agree the final wording of the Enforcement Notice.

P24 Exmoor National Park Matters

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

P25 Delegated Decision List

The Planning Officers answered any questions regarding the report.

P26 Appeals Decided

Appellant	Proposal and Site	
Mr T Bevans	37 King George Road, Minehead Construct Dormer to Side Elevation	Dismissed 20/07/2011
Mr K Green	Land at 5 The Cedars, Watery Lane, Minehead Consent to Undertake Work to a Tree Protected By a Tree Preservation Order	Dismissed 01/08/2011
Ms Maria Regano	52 The Avenue, Minehead Development To Include 5 Mews Houses Associated Car Parking, Refuse Store, Cycle Store With Associated Nard And Soft Landscaping	Allowed 08/08/2011
Mashru and Co	12 The Parade, Minehead Rear Extension of Existing Ground Floor Retail Unit; Replacement of Existing Shop Front; Change of Use and Extension of 1 st Floor Store to Studio Flat	Allowed 09/08/2011
Mr C Chamberlain	Beech Tree Farm, Wiveliscombe Erection Of An Evoco 10kw Turbine On A 15m Tower	Allowed 16/08/2011
Ms V Bowden Enforcement (Appeal A)	West Shute Farm, Huish Champfower The Material Change Of Use Of The Land By The Siting And Residential Use Of A Mobile Home On The Land, And He Carrying Our Of Operational Development By The Formation Of Two Acres Of Hard Standing And The Formation Of An An Area Of Track Which Gives Access To The Current Site Of The Mobile Home.	Dismissed 17/08/2011 (Subject to Variations)

(Appeal B)	The Material Change Of Use Of The Land By The Siting And Residential Use Of A Mobile Home On The Land, And He Carrying Our Of Operational Development By The Formation Of Two Acres Of Hard Standing And The Formation Of An An Area Of Track Which Gives Access To The Current Site Of The Mobile Home.	Dismissed 17/08/2011 (Subject to Variations)
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P27 Cllr K Turner gave a vote of thanks to everyone involved in the Public Inquiry on West Shute Farm, Huish Champflower.

P28 The Chairman advised Committee Members that after six years of study two Members of the Planning Team (Lisa Buller and Sue Keal) have now passed their final exams and are now qualified Planning Officers. Congratulations were sent to Lisa and Sue.

There being no other business the meeting closed at 6.35 pm.