

PLANNING COMMITTEE

Minutes of the Meeting held on 25 September 2014 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I R Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor B Heywood	Councillor E May
Councillor K Mills	Councillor S J Pugsley
Councillor M A Smith	Councillor A H Trollope-Bellew
Councillor K H Turner	

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer – Liz Peek
Committee Administrator – Linda Bulpin
Legal Advisor – Martin Evans - Mendip DC

P162 Apologies for Absence

Apologies for absence were received from Councillor C Morgan, Councillor D D Ross and Councillor L W Smith.

P163 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 28 August 2014 circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May seconded by Councillor K H Turner and all present voted in favour.

P164 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr K Mills	P166	3/21/14/074	Personal – Involved in the preparation of the new lease	Spoke but did not vote

P165 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P166	3/16/14/001	Heathercot, Holford	Mr M Copleston	Local Resident	Supporting
P166	3/16/14/001	Heathercot, Holford	Mr P Grandfield	Local Resident	Objecting
P166	3/16/14/001	Heathercot, Holford	Ms K Hammond	Applicant	Supporting
P166	3/26/14/013	Land at Higher Bye Farm	Mr S Newall	Applicant's Agent	Supporting

P166 Town and Country Planning Act 1990 and Other Matters

Report Four of the Planning Team dated 17 September 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

3/16/14/001 Heathercot, Holford, Bridgwater

Change of use from holiday home to guest house/holiday let and replacement of one double glazed timber window with a double glazed door.

Objections raised by the speaker included:

- Parking and highway safety issues.

Supporting comments raised by the speaker included:

- Targeting a niche market of small groups of walkers and mountain bikers who will make use of the Quantock Hills and Coleridge Way.

The Members debate centred on the following issues:

- Making use of an economically inactive property
- Property could be sold for residential occupation that could attract more cars to the area

Councillor K Mills proposed and Cllr A Hadley seconded a motion that the planning permission be **GRANTED** in accordance with the Officer's recommendation.

The motion was carried.

3/21/14/074 Jubilee Gardens Café, The Esplanade, Minehead

Erection of a disabled toilet extension to the north west elevation plus minor amendments to existing ramp.

Councillor S J Pugsley proposed and Cllr K Turner seconded a motion that planning permission be **GRANTED** in accordance with the Officer's recommendation.

The motion was carried

3/26/14/013 Land at Higher Bye Farm, Higher Bye Farm

Installation of a solar park with an output of approximately 6.8MW

The Members debate centred on the following issues:

- Highway safety issues during the construction phase
- Distance to main connection point
- The size of the application site
- Visual impact on the area
- Landscaping of the application site
- Loss of agricultural land
- Need to address climate change issues
- Colour of lighting columns and strips
- Exmoor Dark Sky Policy

Councillor M A Smith proposed and Cllr B Heywood seconded a motion that planning permission be **GRANTED** in accordance with the Officer's recommendation.

The motion was carried

P167 Exmoor National Park Matters

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

- Proposed development of a shared electronic communications base station comprising a 20m high lattice mast, six antennas, two 0.3m DIA dishes and six ground based radio equipment cabinets installed within a fenced compound (Full) – Barn at Higher Golsoncott Farm, Mount Lane, Watchet, Somerset (This is a government initiative to improve mobile phone coverage in rural areas with all providers sharing one mast). The application was approved.
- Proposed sheep shed and implement store (14.9m x 7.62m) (Full) - Leeford Farm, Brendon, Devon. An interesting application as the proposed site was in the middle of the hamlet but the development of small farming business in such locations was welcomed and the application was approved.
- Proposed variation of condition 6 of approved outline application 54876/C (the occupation of the dwelling shall be limited to persons employed full time in connection with the horticultural holding known as Ellicombe Fruit Farm, Dunster and the dependents of such persons) to alter the persons employed or last employed from horticulture to agriculture (Alteration/Lift Condition) – Ellicombe Nurseries, Ellicombe, Minehead, Somerset. This application was approved and the horticultural tie removed and replaced with an agricultural tie.

P168 Delegated Decision List

There were no queries raised on the Delegated Decision List.

P169 Appeals Lodged

Appellant	Proposal and Site	Appeal Type
Mr B Norman	Higher Beverton Farm, Brendon Hill Erection of Entrance Gates and Brick Piers (Enforcement Appeal)	Written Reps
Mr D Twinn	Star Cottage, Mill Lane, Watchet Convert the Integral Garage into Living Room/ Shower Room	Written Reps
Mr N Thorne	Hedgerow Land off A39 at Kilve (Hedgerow Retention Notice)	Written Reps
Mr R Wright	30 The Parks, Minehead Erection of Detached Dwelling within Garden	Written Reps

P170 Appeals Decided

Appellant	Proposal and Site	Outcome
Mrs G Barlow	The Stables, The Bridleway, Penny Hill Ellicombe, Minehead Proposed Single Storey Dwelling Adjoining Existing Stables	Dismissed 22/08/2014
Mr B Smith	7 Summerland Avenue, Minehead Proposed Installation of 3.84kw Solar PV System	Dismissed 10/09/2014

The meeting closed at 6.08 pm