

PLANNING COMMITTEE

Minutes of the Meeting held on 25 October 2012 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor A M Chick	Councillor G S Dowding
Councillor A P Hadley	Councillor B Heywood
Councillor E May	Councillor K M Mills
Councillor C Morgan	Councillor D D Ross
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	Councillor A H Trollope-Bellew.

Also In Attendance

Cllr R P Lillis

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Principal Planning Officer - Liz Peeks
Committee Administrator - Linda Bulpin
Legal Advisor - Roy Pinney - Mendip D C
SCC Highways - Jon Fellingham

P153 Apologies for Absence

Apologies for absence were received from Councillor S J Pugsley.

P154 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 27 September 2012 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor D Ross and all present voted in favour.

P155 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P158	3/32/12/077	Beechfield House, The Parks, Minehead	Mr S Dyer with Email Link to Channel 4 Dispatches Programme
All Councillors	P158	3/32/12/077	Beechfield House, The Parks, Minehead	The Applicants (Supporting)
All Councillors	P158	3/32/12/077	Beechfield House, The Parks, Minehead	Attributers of McCarthy Stone Homes
All Councillors	P158	3/32/12/077	Beechfield House, The Parks, Minehead	Age UK (Supporting)
Cllr E May	P158	3/32/12/077	Beechfield House, The Parks, Minehead	Residents of Minehead (Supporting)
Cllr E May	P158	3/32/12/077	Beechfield House, The Parks, Minehead	Residents of Minehead (Objecting)
Cllr D Ross	P158	3/32/12/077	Beechfield House, The Parks, Minehead	3 x Residents of Minehead (Supporting)

P156 Declarations of Interest

There were no declarations of interest.

P157 Public Participation

The Chairman advised those present that in view of the fact there was only one planning application on this month's planning agenda he had agreed for the number of speakers for and against to be increased from the normal three to seven.

Min No.	Reference No.	Application	Name	Position	Stance
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mr A Chick	Local Resident	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mr S Dyer	Local Resident	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mr B Leaker	Local Resident	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mrs S Bainbridge	Minehead Conservation Society	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Dr Hope	Local Resident	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mrs High	Local Resident	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Cllr R Thomas	Minehead Town Council	Objecting
P158	3/21/12/077	Beechfield House, The Parks, Minehead	Mr A Shellum	Applicant's Agent	Supporting

P158 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated 17 October 2012 (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**

3/21/12/077 **Beechfield House, The Parks, Minehead**

AGREED that a decision of APPROVAL be delegated to the Planning Manager to amend the schedule of conditions and reasons and to finalise the requirements of the Section 106 Agreement. SUBJECT ALSO to the inclusion of Condition 27 as contained in Late Correspondence and a Condition requiring a Construction Management Plan (Condition 28).

Condition 27

Prior to the work commencing on the development hereby approved, details for the access onto Parks Walk shall be submitted to and agreed in writing by the Local Planning Authority. The access shall be provided prior to the first occupation of any of the flats hereby approved and thereafter retained as such.

Reason: To provide an alternative pedestrian/ mobility scooter access into Minehead and for access to The Parks Walk and to comply with saved policy 49 of Somerset and Exmoor National Park Joint Structure Plan Review

Condition 28

No works shall be undertaken on site unless details of a construction management plan has been submitted to and approved in writing by the local planning authority. The management plan shall include details of hours of working, methods for minimizing noise and disturbance to nearby neighbours, the provision of on-site parking for workers and contractors and to ensure that all vehicles associated with the construction of the development are in a condition so that upon leaving the site the vehicles will not emit dust or deposit mud or other debris on the highway. The development shall be carried out in accordance with the approved construction management plan.

Reason: In the interests of the amenity of neighbouring residents and in the interests of highway safety having regard to the provisions of Saved Policies BD/2 and T/3 of the West Somerset District Local Plan (2006).

Committee's Considerations

Highway safety
Parking issues
Proximity of the Conservation Area
Proximity of Listed Buildings
Character of the area
Suitability of this site for this type of development
Demand for this type of housing
Planning Gain
Affordable Housing
Natural Habitats for Wildlife
Flood Zone implications
Drainage issues in this area
Planning history of this site
Parking issues during construction phase
Working hours during the construction phase
Shortage of land suitable for development in Minehead
Viability of this scheme

P159 Exmoor National Park Matters

Owing to the absence of Cllr S Puglsey there was no report to Members on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P160 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P161 Appeals Lodged

Appellant	Proposal and Site	Decision
Mrs J Bryant	The Shurton Inn, Shurton APP/H3320/C/12/2185279 (Enforcement Appeal)	Hearing
Mr J Bryant	The Shurton Inn, Shurton APP/H3320/C/12/2185278 (Enforcement Appeal)	Hearing
Mr M Grainger	Land to the East of Capton Road Sampford Brett, Construction of Six Houses APP/H3320/A/12/2181749	Written Reps

P162 Appeals Decided

Appellant	Proposal and Site	Decision
Ms J Vickery	27 Blenheim Road, Minehead Proposed One a Half Storey New Dwelling Including Demolition and Replacement of Existing Garage	Allowed 19/09/2012
Mr K Redding- Thomas	Erection of Two Wall Lights The Georgian House, 28 Swain Street Watchet (Listed Building)	Dismissed 27/09/2012
Major Bowden Miss V Bowden Mr C Drewett	Land at West Shute Farm, Huish Champflower (Enforcement Appeal)	Varied/ Upheld 28/09/2012

P163 The Chairman reminded Members that for the December Planning Committee they are required to meet at 3.00pm to undertake training on SUDS (Sustainable Urban Drainage Systems) prior to Committee commencing at 4.30pm.

The meeting closed at 6.50 pm