

## PLANNING COMMITTEE

### Minutes of the Meeting held on 26 January 2012 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 C Morgan	Councillor S J Pugsley
Councillor D D Ross	Councillor D Sanders
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	

#### Officers in Attendance:

Planning Manager - Andrew Goodchild  
Deputy Planning Manager - Kenneth Taylor  
Planning enforcement Officer - Peter Lean  
Committee Administrator - Linda Bulpin  
Legal Advisor (Roy Pinney - Mendip D C)

#### **P66 Apologies for Absence**

Apologies for absence were received from Councillor K M Mills and Councillor A H Trollope-Bellew.

#### **P67 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on the 15 December 2011 - circulated with the Agenda be confirmed as a correct record.

#### **P68 Declarations of Lobbying**

None

#### **P69 Declarations of Interest**

Name	Min No	Application	Personal or Prejudicial	Action Taken
Cllr S Dowding	71	3/07/11/019	Personal – Friends with neighbours to Birchwood	Spoke and Voted
Cllr C Morgan	71	3/32/11/045	Personal – Personal Resident in Shurton	Spoke and Voted
Cllr C Morgan	71	EN/06/11	Prejudicial	Left the Chamber

#### **P70 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
71	3/07/11/019	Birchwood, Crowcombe Heathfield	Mr M Carne	Local Resident	Objecting
71	EN/06/11	Shurton Inn, Shurton	Mr A Shute	Friend of Applicants	Supporting

**P71 Town and Country Planning Act 1990 and Other Matters**

Report of the Planning Team dated the 17 January 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**

**3/07/11/019      Birchwood, Station Road, Crowcombe Heathfield**  
Erection of a Bungalow and Associated Car Parking

**AGREED** that Planning Permission be REFUSED reasons for refusal as in Planning Report.

Committee's Consideration:

Sustainable development  
Highway safety and potential for limited improved access.

**3/32/11/045      Land to the West of Hinkley Point, Stogursey**  
Retention of Two Temporary Trial Trenches for a Period of a Further Six Months.

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

Committee's Consideration:

The need for the trenches

**EN/12/11      Land to the Rear of 27 Blenheim Road, Minehead**  
Change Of Use Of Land From Residential Curtilage To Siting Of Storage Container On Land To The Rear Of 27 Blenheim Road

Matter resolved so that there was no longer a breach of planning control prior to coming to Committee for determination.

**EN/06/11      Shurton Inn, Shurton Road, Shurton, Stogursey**  
Change Of Use From A Public House To A Residential Dwelling And Ancillary Letting Rooms

**AGREED** that formal enforcement action and legal proceedings, to require the use as a residential (C3) dwelling to permanently cease, allowing nine months for compliance, involving the service of the relevant Planning Contravention and Enforcement Notices, together with all necessary legal action including formal prosecution against the landowner to ensure full compliance with the requirements of said Notices.

It was further AGREED that the issuing of the Notice be delayed until after the appeal against the refusal of planning permission has been decided. In the event that the planning appeal is allowed and planning permission is

granted for the change of use to a single dwelling house, the Notice should not be served.

It was further AGREED to grant the Planning Manager delegated authority to finalize the wording of the Notice.

Committee's Consideration:

Possible timescales for the Appeal Hearing

The location of the Shurton Inn in proximity to the Hinkley Point development  
The "Four Year Rule" that applies to Change of Use to a single dwelling house.

**P72 Exmoor National Park Matters**

Following Cllr S Pugsley's absence from the December meeting and his report not being read out, Cllr Pugsley updated Members on the matters relating to West Somerset considered at the last two meetings of the Exmoor National Park Planning Committee.

**P73 Delegated Decision List**

The Planning Officers answered any questions regarding the report. Cllr C Morgan asked for more details on application 3/32/11/028 Extension to existing car park to provide an additional 100 car parking spaces at Hinkley Point B Power Station. Members requested that any further applications relating to car parking at Hinkley Point A and B Station be brought to the Planning Committee for determination.

**P74 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Type</b>
Mr & Mrs Bryant	Shurton Inn, Shurton, Stogursey Change Of Use From A Public House To A Residential Dwelling And Ancillary Letting Rooms	Hearing

**P75 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mrs M Broadbridge	Orchard Drive, Sampford Brett, Williton Pruning of 1 Sweet Chestnut and 1 Copper Beech	Allowed

There being no other business the meeting closed at 6.00 pm