

**PLANNING COMMITTEE**

**Minutes of the Meeting held on 26 January 2017 at 4.30 pm**

**Present:**

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

Councillor I Aldridge	Councillor I Jones
Councillor S Dowding	Councillor P Murphy
Councillor S Goss	Councillor J Parbrook
Councillor A Hadley	Councillor K Turner
Councillor B Heywood	Councillor R Woods

**Officers in Attendance:**

Tim Burton – Assistant Director-Planning and Environment  
Area Planning Manager – Bryn Kitching  
Legal Advisor Martin Evans – Shape Partnership Services  
Democratic Services Officer – Tracey Meadows

**P72 Apologies for Absence**

There were apologies from Councillors Morgan and Venner.

**P73 Minutes**

**Resolved** that the Minutes of the Planning Committee Meeting held on the 12 January 2017 circulated at the meeting be confirmed as a correct record with amendments as stated at the meeting.

Proposed by Councillor Turner and seconded by Councillor Heywood

**The motion was carried.**

**P74 Declarations of Interest or Lobbying**

Councillor Woods declared a personal interest on application No. 3/26/16/026 and left the room whilst the item was being discussed and voted on. All Councillors declared that they had been lobbied on application No. 3/39/16/002. Councillor Murphy declared a pecuniary interest as he was a customer of Lloyds Bank through his role as the treasurer of a voluntary society in Watchet.

**P75 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P76	3/26/16/026	Erection of a 0.90m picket fence and shed. 4 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead	Mr James Scott	Agent	

P76	3/39/16/002	Erection of up to 480sq.m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)	Mr Brian Taylor	Resident	objection
			Mr Edward Martin	Resident	objection

## **P76 Town and Country Planning Act 1990 and Other Matters**

Report Eight of the Planning Team dated 18 January 2017 (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**

**3/26/16/026 – Erection of a 0.90m picket fence and shed. 4 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead**

#### **Comment raised by the speaker included;**

- The nature of the developments in Cleeve Park was that they were small chalet bungalows with a pitched roof design. There was very little attic/loft space, that combined with the small footprint meant that a shed for extra storage was needed;
- The picket fence was required for privacy;
- Erection of the fence would not impinge any of the roots of the established trees within the rear garden;
- Small shrubs would be transposed without damage;

#### **The Member's debate centred on the following issues;**

- Concerns with the fence due to the open nature of the site;
- This was an open plan site with not every property has a fence showing the boundaries;
- No condition indicated for the colour of the shed and fence;

Councillor Turner proposed and Councillor Heywood seconded a motion that the application be **APPROVED** with an added condition that the fence and shed be stained in a natural wood colour.

**The motion was carried**

**Reference Location, Proposal, Debate and Decision**

**3/39/16/002 – Erection of up to 480 sq. m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)**

**Comment raised by the speakers included;**

- If this development was situated where it was proposed it would split the village and we would lose facilities;
- The proposed walkway through Lloyds Bank would mean the loss of the bank, this bank was vital to the village and we could not afford to lose it;
- Not against change in the village, but we needed the right change for the right reasons;
- It was important for the vibrancy and vitality of the village to remain intact;
- Loss of trade;
- Highway issues;
- The previous application of 90 new homes would add to the vibrancy of the village;
- The new units would not add anything to the village that we already had;
- Loss of on street parking would affect the vitality of the other businesses in the village;

**The Member's debate centred on the following issues;**

- No mention of parking for staff or shoppers in the proposal;
- A walk way through Lloyds Bank would result in the village losing this valuable asset, as the bank would not relocate to another location in the village;
- Loss of trade in the village, not viable;
- Already empty premises in the village, cannot see what would be gained;
- Inadequate parking and turning space on the site;
- Vitality of the village was very important;
- The proposed walk way through Lloyds Bank would affect the street scene;
- Development contrary to SC6;
- We cannot not turn this outline application down on the supposition that the bank would close;
- It would be possible to support this scheme provided the right conditions were applied;
- Not happy that the application has come to Planning Committee with two appeals pending;
- This application would improve the situation in Williton with a walk way through Lloyds Bank into the retail area being an enhancement of the street scene;
- Concerns with the safety aspects of the walkway with limited space and not well lit which would be difficult to manage at night;
- This application was compliant with our newly adopted Local Plan;

Councillor Aldridge proposed and Councillor Parbrook seconded a motion that the application be **APPROVED** subject to additional conditions for at least one of the

units to have A2 use, Staff parking and vehicles must enter and exit in a forward gear, appropriate lighting, surfacing and the facade of the walkway. Plus the additional Grampian condition on the late correspondence sheet for condition 7. No development shall commence until such time as scheme to provide the highway works indicated on plan number W110057\_SK\_03 has been submitted to and approved in writing by the local planning authority. The use of the building shall not commence until such time as the agreed works have been provided in full.

**The motion was carried**

**P77 Exmoor National Park Matters**

No meeting of the National Park since the last meeting on the 12 January 2017.

**P78 Delegated Decision List (replies from Officers are in italic)**

Committee was advised to read the Delegated Decision List and contact the Area Planning Manager separately with any queries.

**P79 Appeals Lodged**

No appeals lodged

**P80 Appeals Decided**

3/26/16/009 - Erection of rear and side extensions at 55 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF – Appeal Dismissed.

3/26/16/015 - Erection of a rear extension at 55 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF – Appeal Allowed.

3/17/15/004 - Reopening of one blocked historic door at ground floor level and three blocked historic windows at first floor plus creation of one new slot window at first floor at Gauth House, Tanners Hill, Huish Champflower, TA4 2EY – Appeal Allowed.

The meeting closed at 6.40pm