

PLANNING COMMITTEE

Minutes of the Meeting held on 26 April 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor S Goss	Councillor P Murphy
Councillor B Heywood	Councillor J Parbrook
Councillor I Jones	Councillor K Turner
Councillor A Kingston-James	Councillor T Venner
Councillor K Mills	Councillor R Woods

Officers in Attendance:

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

P89 Apologies for absence

There were apologies for absence from Councillors I Aldridge, S Dowding and C Morgan

Substitution

Councillor A Hadley for Councillor S Dowding

P90 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 29 March 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner, seconded by Councillor B Heywood

The **motion** was carried.

P91 Declarations of Interest or Lobbying

Councillor A Kingston-James declared that he had received correspondence for application No. 3/21/18/017. He stated that he would keep an open mind. Councillor T Venner declared that he had been lobbied by local residents on application No. 3/21/18/017, he also declared that he had written to the Planning Officer with observations on the application. He also stated that he would keep an open mind. Councillor A Hadley declared that he spoke at the last meeting regarding application No. 3/21/17/119, he stated that he would speak as the Ward Member and would leave the room for the debate and vote. Councillor R Woods declared that she had been lobbied for refusal a long time ago on application No. 3/39/18/002. She stated that she would keep an open mind.

P92 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P93	3/07/17/019	Change of use of agricultural land for siting of pop up café, toilet facilities and storage trailers with the erection of canvas yurt and formation of track and parking. Land to south of Higil Lea, Crowcombe	Mr M Smith Mr A Ware	Chairman of Crowcombe Parish Council Applicant	Objecting Infavour
P93	3/21/17/119	Application for approval of reserved matters following Outline Application 3/21/13/120 for a residential development of up to 71 no. dwellings, access, landscaping and associated works at Land off Hopcott Road, Minehead	Councillor A Hadley Mr T Hutton	Ward Member Agent	 Infavour
P93	3/21/18/119	Erection of a 10.5m long and 1.8m high close boarded fence in the south west corner of the site (retention of works already undertaken). Elgin Towers, Burgundy Road, Minehead			

P93	3/28/17/008	Erection of 1 No. detached dwelling and garage with formation of pedestrian and vehicular access (amended scheme to 3/28/16/008)	Mrs J Swan Ms S Biggs	Chairman to Sampford Brett Parish Council Local Resident	Objecting Objecting
P93	3/39/18/002	Siting of a static caravan and installation of a metal fence (retention of works already undertaken) Doniford Farm Park, Doniford Farm, Doniford Road, Watchet	Mrs A Cottrell	Applicant	infavour

P93 Town and Country Planning Act 1990 and Other Matters

Report Ten of the Planning Team dated 18 April 2018 (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

3/07/17/019 - Land to south of Higil Lea, Crowcombe, TA4 4BF "Change of use of agricultural land for siting of pop up cafe, toilet facilities and storage trailers with the erection of canvas yurt and formation of track and parking

Comments by members of the public;

- The site fell into the area of the AONB;
- The site had an adverse impact on the surroundings and local views;
- Concerns that the field joined a small Hamlet, putting a risk to the local residents;
- The site was situated on the brow of a hill adjoining a dangerous junction;

- Inappropriate site;
- The development allowed opportunities for visitors and local residents to enjoy panoramic views of the Quantock and Blackdown Hills;
- The application would bring visitors into the area to support the local economy;

The Member's debate centred on the following issues;

- Concerns that the road junction on the brow of the hill was dangerous due to Increased traffic flow;
- Concerns that access to the site was via the Cul-de-sac only;
- The site was highly visible and detrimental to the AONB, the Quantock Hill;
- Location was too close to the houses;
- The boundaries need to be pushed with the AONB to discuss what is and what was not acceptable;
- Applicants needed to look at another site;

Councillor B Heywood proposed and Councillor K Turner seconded a motion that the application be **Refused**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/119 - Land off Hopcott Road, Minehead Application for approval of reserved matters following Outline Application 3/21/13/120 for a residential development of up to 71 No. dwellings, access, landscaping and associated works.

Comments by members of the public;

- Concerns with the lack of parking provision within the development;
- The street layout did not seem suitable for Bus routes;
- Concerns that Bus Stops were placed on private property without the owner's permission;
- Concerns with the lack of charging points on the development;
- Additional car parking and Motorcycle parking would be provided with added secure and covered parking for each property on the development;
- The landscaping scheme had been amended to blend in with the surrounding area;

The Member's debate centered on the following issues;

- Concerns that if we pushed for more parking we would lose the affordable housing element;
- Pleased that the developers listened to concerns regarding the development;

- It was crucial that we got this site to a high standard as it would set the standard for other sites coming forward;
- Parking restrictions were needed on Hopcott Road;
- Concerns with the Bus route and who was going to use it;
- Concerns with the gate way to the site on the Hopcott Road;
- Concerns that there was enough room for two vehicles to pass smoothly on the roads;

Councillor K Turner proposed and Councillor K Mills seconded a motion that the application be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/18/017 – Erection of a 10.5m long and 1.8m high close boarded fence in the south west corner of the site (retention of works already undertaken). Elgin Towers, Burgundy Road, Minehead

The Member's debate centred on the following issues;

- Concerns that the fence was detrimental to the character of Penrhyn;
- The fence was out of keeping with the area;
- Concerns that the concrete posts were of a permanent fixture;
- The fence was detrimental to the neighbours;
- The fence was within the curtilage of a listed building;

Councillor P Murphy proposed and Councillor K Turner seconded a motion that the application be **Refused**

Reason – its obtrusion was alien in a landscape characterised mainly by hedging and its presence urbanises the rural the rural nature of the area. It was thus considered that it does not preserve the setting of the Conservation Area. It's urban appearance and bulk was incongruous with the traditional rural setting of Elgin Tower and it thus adversely affects the setting of the Grade II listed building. Time for removal 3 months.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/28/17/008 – Erection of 1 No. detached dwelling and garage with formation of pedestrian and vehicular access (amended scheme to 3/28/16/008) Land to the rear of Brownwich house, 47 Tower Hill, Williton

Comments by members of the public;

- Concerns with pedestrian safety using the public footpath;
- Safety issues with construction vehicles;
- TPO's on the beech trees in the adjoining garden was required to prevent damage to the trees;
- The Public Right Of Way should be closed during construction;
- If the development was approved what would stop the residents of Tower Hill building in their back gardens;

The Member's debate centred on the following issues;

- Concerns with access issues;
- Ownership and maintenance of the track;
- The track needed to be surfaced to the same standard of the pedestrian access;

Councillor B Heywood proposed and Councillor K Mills seconded a motion that the application be **Approved** with an amended condition for the access track to be constructed before work commenced.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/39/18/002 – Siting of a static caravan and installation of a metal fence (retention of works already undertaken). Doniford Farm Park, Doniford Farm, Doniford Road, Watchet

Comments by members of the public;

- Council tax has been paid on the caravan since August 2017;
- Living in the caravan meant that we could keep a close eye on the animals;
- The license required to keep animals was compulsory for 24 hour attendance on the site;
- 20 new jobs had been created through this business;

The Member's debate centred on the following issues;

- Living on site was for the safety of the animals;
- The caravan was not intrusive;
- Retention of the caravan did not meet any of the Policy OC1;
- Previous application for residential use was refused;
- The prime concern was for the welfare of the animals;

Councillor S Pugsley proposed and Councillor B Heywood seconded an amendment that the application be **DEFERRED** to establish if Planning Policy OC1 could be met. Time for compliance 3 months.

The **motion** was carried

P94 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 3 April 2018 of the Exmoor National Park Planning Committee. This included:

62/43/18/002 - Proposed second floor extension to rear of property to provide an additional bedroom. (Householder) – Croft Cottage, Lydiate Lane, Lynton, Devon (Approved)

6/8/18/102 - Proposed single storey rear extension and entrance gates Retrospective. (Householder) - Martinhoe Old School, Road to Beacon View, Martinhoe, Devon (Refused)

WTPO 18/01 - Works to trees subject to Tree Preservation Order: Selective branch removal & crown revising of 16 trees (beech & ash) to ensure approximately five metre clearance above the B3223. (Works to trees subject to Tree Preservation Order) – Birchcleave Wood, Simonsbath adjacent to the B32223 NGR 775393 (Approved)

6/40/17/113 - Retention of concrete track (190m). Retrospective. (Full) – Land East of Howetown, Exton, Winsford, Minehead, Somerset (Approved)

P95 Appeals Lodged

Appeal against the issuing of an enforcement notice in relation to a breach of planning control in respect of the approved plans and use of a building at The White Horse Inn, Washford, Old Cleeve, TA23 0JZ (application 3/26/14/012 refers)

P96 Appeals Decided

Appeal against the reconstruction and conversion of derelict buildings into two holiday let accommodation at the Former Scarr House, Lydeard St Lawrence, TA4 3RH – appeal dismissed. (Application no. 3/02/16/005).

The meeting closed at 7.13pm