

## PLANNING COMMITTEE

### Minutes of the Meeting held on 26 May 2016 at 4.30 pm

#### **Present:**

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

Councillor S Goss  
Councillor A P Hadley  
Councillor B Heywood  
Councillor I Jones  
Councillor P H Murphy

Councillor J Parbrook  
Councillor K Turner  
Councillor T Venner  
Councillor R Woods

#### **Officers in Attendance:**

Area Planning Manager – Bryn Kitching  
Planning Officer – Sue Keal  
Legal Advisor Martin Evans - Mendip DC  
Democratic Services Officer – Tracey Meadows

#### **P1 Apologies for Absence**

There were apologies for absence from Councillors I Aldridge, D Archer, G Dowding and C Morgan.

#### **P2 Minutes**

**Resolved** that the Minutes of the Planning Committee Meeting held on the 28 April 2016 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner and seconded by Councillor A Hadley.

**The motion was carried.**

#### **P3 Declarations of Interest or Lobbying**

Councillor T Venner declared a personal interest on application No. 3/21/16/033. He declared that he had met with the owners of the property and wrote to the Planning Officer giving views on the application prior to being elected to the planning committee. He left the room whilst the application was discussed and voted on.

#### **P4 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P4	3/21/16/033	29 Blenheim Road, Minehead	Cllr O Harvey	Minehead Town Council	Objecting
P4	3/21/16/033	29 Blenheim Road, Minehead	Mr M Williams	Resident	objecting
P4	3/21/16/033	29 Blenheim Road, Minehead	Mrs Guest	Resident	objecting

P4	3/21/16/033	29 Blenheim Road, Minehead	Mr D Cole	Owner	
P4	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P4	3/39/16/006	21 Fore Street, Williton	Mr J Bletcher	Agent	

## **P5 Town and Country Planning Act 1990 and Other Matters**

Report one of the Planning Team dated 26 May 2016 (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**

**3/07/16/004 – Creation of new vehicular access, erection of garage and log store. Erection of rear extension to dwelling, formation of west lawn and retaining walls at Station House, Stogumber Road, Crowcombe, Taunton TA4 3TR**

**The member's debate centred on the following issues:**

- Concerns with the size of the garage and the room over it with the possibility that it will be converted in the future;
- Concerns with the retaining wall;

Councillor K Turner proposed and Councillor A Hadley seconded a motion that the application be **APPROVED** subject to an additional condition for the continued use of the garage for the parking of vehicles only.

**The motion was carried.**

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

**3/21/16/033 Change of use of existing dwelling (Class C3) into 10 HMO units at Baytree, 29 Blenheim Road, Minehead**

**Comments raised by the speakers included:**

- Concerns with the loss of another B&B's in the location for Tourism;
- Parking issues with on street parking;
- Density of the locality;

- Already similar properties in the area, another one will tilt the balance;
- Over load on current Victorian drains;
- Noise/music affecting people on holiday wishing to have a quite atmosphere;
- Concerns with how the facility will be managed;
- Minehead Town Council's recommendation for refusal was purely based on scaremongering;

**The member's debate centred on the following issues:**

- Concerns with drainage;
- Concerns with the kitchen space for 10 rooms;
- Parking issues;
- Noise and antisocial behaviour;
- Density, 10 flats seemed a lot for this type of building;
- There was a need for this type of accommodation in Minehead;
- Residents parking scheme would solve the parking issues;

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

**The motion was carried.**

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

**3/39/16/006 Change of use from newsagents (Use Class A1) to hot takeaway food outlet (Uses Class A5) plus associated works at 21 Fore Street, Williton**

**Comments raised by the speakers included:**

- Comments raised by the Environmental Health with the extraction system proposed were not founded;
- Previous business was a great success, there were no problems with noise or customers loitering on the street;

**The member's debate centred on the following issues:**

- Concerned with cooking smells being dispersed and eliminated;

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

**The motion was carried.**

**P6 Exmoor National Park Matters**

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

Proposals to extend the narrow gauge railway that currently operates from Woody Bay Station.

The proposals comprise 5 planning applications:

**001 - Application Reference Number: 62/50/16/001**, Proposed re-instatement of railway line and ancillary development Lane between Killington Lane and Blackmoor Gate, Parracombe, Barnstaple, Devon;

**002 - Application Reference Number: 62/50/16/002**, Proposed erection of engine shed (2052sqm), formation of railway sidings and change of use of agricultural barn to railway workshop Rowley Moor Farm, Kentisbury, Barnstaple, Devon;

**003 - Application Reference Number: 62/50/16/003**, Proposed change of use of former hotel to railway car park with 162 car parking spaces and pedestrian underpass to station Site of former Blackmoor Gate Hotel, Blackmoor Gate, Barnstaple, Devon;

**004 - Application Reference Number: 62/50/16/004**, Proposed demolition of public toilets and shelter, relocation of public car park, erection of new toilets and interpretation building and change of use of land from agricultural to public amenity space. Site of current public car park, Blackmoor Gate, Barnstaple, Devon

**005 - Application Reference Number: 62/50/16/005**, Proposed erection of two semi-detached dwellings replacing bungalow demolished to allow re-instatement of railway line one local needs affordable and one for occupation by railway staff The Halt, Parracombe, Barnstaple, Devon;

**An appeal decision** against the refusal to grant planning permission for the erection of two holiday bunk houses on the site of a former above ground reservoir at Ham Lane, Road Water. Was dismissed.

**P7 Delegated Decision List** (replies from Officers are in italic)

Dawlea Farm, Tower Hill, Stogursey, the Parish Council requested two conditions on this application, there seems to be only one. *This was an application to approve details of the conditions of the application.*

**P8 Appeals Lodged**

No appeals lodged.

**P9 Appeals Decided**

Erection of a detached two bedroom dwelling over the existing footprint of two garages to the west of higher Park. Site at: Land at Higher Park, Minehead (planning application 3/21/15/084) – Planning Appeal dismissed.

**P10 Reserve date for site visit** – Monday 27 June

**P11 Date of next meeting** – Thursday 30 June

The meeting closed at 6.04pm