

## PLANNING COMMITTEE

### Minutes of the Meeting held on 26 June 2014 at 4.30 pm

#### **Present:**

Councillor A F Knight ..... Chairman  
Councillor I R Melhuish ..... Vice Chairman

Councillor A M Chick  
Councillor A P Hadley  
Councillor E May  
Councillor S J Pugsley  
Councillor L W Smith  
Councillor K H Turner

Councillor G S Dowding  
Councillor B Heywood  
Councillor K M Mills  
Councillor D D Ross  
Councillor M A Smith  
Councillor A H Trollope-Bellew

#### **Also in Attendance**

Councillor R P Lillis

#### **Officers in Attendance**

Assistant Director, Planning & Environment – Tim Burton  
New Nuclear Programme Manager - Andrew Goodchild  
Principal Planning Officer - Liz Peeks  
Planning Officer - Mike Hicks  
Planning Assistant - Sue Keal  
Committee Administrator - Linda Bulpin  
Legal Advisor – Martin Evans - Mendip DC

#### **P129 Apologies for Absence**

There were apologies for absence from Councillor C Morgan.

#### **P130 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 29 May 2014 circulated with the Agenda be confirmed as a correct record. Proposed by Councillor B Heywood seconded by Councillor A Hadley and all present voted in favour.

#### **P131 Declarations of Lobbying**

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P134	3/21/13/120	Land at Hopcott Road, Minehead	Objectors
Cllr A Knight	P134	3/39/14/011	Williton War Memorial Recreation Ground	Objectors
Cllr E May	P134	3/39/14/011	Williton War Memorial Recreation Ground	Supporters and Objectors

#### **P132 Declarations of Interest**

None

#### **P133 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P134	3/21/13/120	Land at Hopcott Road, Minehead	Mr Langstone	Local Resident	Objecting
P134	3/21/13/120	Land at Hopcott Road, Minehead	Mr J Symes	Local Resident	Objecting
P134	3/21/13/120	Land at Hopcott Road, Minehead	Mr Marsh	Local Resident	Objecting

P134	3/21/13/120	Land at Hopcott Road, Minehead	Cllr Lillis on behalf of Mr C Durham	Local Resident	Objecting
P134	3/21/13/120	Land at Hopcott Road, Minehead	Mr P Grubb	Applicant's Agent	Supporting
P134	3/39/14/011	Williton War Memorial Ground	Mr J Duncan	Local Resident	Objecting
P134	3/39/14/011	Williton War Memorial Ground	Mr J Holden	Local Resident	Objecting
P134	3/39/14/011	Williton War Memorial Ground	Mr T Perrett	Local Resident	Objecting
P134	3/39/14/011	Williton War Memorial Ground	Mr I Aldridge	Local Resident	Supporting
P134	3/39/14/011	Williton War Memorial Ground	Mr W Vaughan	Williton Parish Council	Supporting
P134	3/39/14/011	Williton War Memorial Ground	Mr R McDonald	Williton Parish Council	Supporting

### **P134 Town and Country Planning Act 1990 and Other Matters**

Report Two of the Planning Team dated 17 June 2014 (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**

##### **3/21/13/120 Land at Hopcott Road, Minehead**

Outline application (with all matters except access reserved) for residential development up to 71 dwellings (including 35% affordable housing), access, landscaping and associated works.

#### **Comments raised by the speakers included:**

- Prematurity of this application
- Area should be looked at as a whole – not piecemeal
- Flooding Issues in Hopcott Road
- Highway safety issues
- Light disturbance
- Loss of agricultural land

#### **The Members debate centred on the following issues:**

- The status of the emerging Local Plan
- Lack of response to Local Plan consultations
- The whole area (MD2) should be looked at strategically and not piecemeal
- The lack of Planning Gain on all properties
- The provision, mix and proportions of the affordable housing provision
- Five year land supply in West Somerset
- Requirements of the National Planning Policy Framework
- Highway safety implications
- Need for controlled crossing in the area
- Flooding issues in the area
- Grade of the agricultural land

- Sustainability of this development
- Lack of provision for pedestrians and cyclists at access to site
- Pressure on public services in the town
- Lack of employment opportunities

Cllr K Turner put forward a motion that the application be REFUSED. This was seconded by Cllr L Smith.

Cllr K Mills put forward an amendment that the application be **DEFERRED** as the Planning Committee wished to see additional information regarding a Masterplan for the wider site at Hopcott Road and details of how a development on this particular site would fit in with that wider Masterplan. In addition Members wished to see the results of further discussions between the Council's office and the developers regarding the mix of affordable housing to be provided. This was seconded by Cllr D Ross.

A vote was taken on the amendment and this was carried on a show of hands and became the Substantive Motion. A vote was taken on the Substantive Motion and it was unanimously agreed that the application be DEFERRED.

**3/39/14/011**

**Williton War Memorial Recreation Ground, Williton, Somerset**

The Erection Of A Multi-Purpose Sport, Recreation And Community Pavilion, Demolition Of Part And Re-Ordering Of The Remaining Existing Changing Facilities, MUGA, Disabled And Service Vehicle Access From Robert Street and Associated Parking Facilities

**Comments raised by the speakers included:**

- Lack of access for emergency vehicles
- Impact of local residents
- Noise and light nuisance
- Loss of playing field land
- Village Hall provision by the back door
- Amount of income required to make it viable
- Siting of the proposed development
- The original proposed use of this area of land
- Number of other suitable venues in the village
- Flooding issues in the area
- Support for the development from other bodies
- Provision of facilities for the youth of Williton

**The Members debate centred on the following issues:**

- The siting of the proposed development
- Visual impact of the proposed development
- Possible "dead area" for anti-social behaviour
- Loss of playing field
- Impact on neighbours
- Access to the site
- Parking constraints
- Noise and light nuisance

Councillor I Melhuish proposed and Cllr K Turner seconded a motion that a decision of REFUSAL be delegated to the Assistant Director Planning and Environment subject to the expiry of the notice/consultation period for the following reason:

**Reason for Refusal**

Due to the location of the proposed pavilion and the creation of a hidden area at the rear of the building that would have little natural surveillance, the development would result in greater potential for antisocial behaviour that

would harm both the residential amenity of nearby dwellings and also the character of the Williton War Memorial Recreation Ground. The proposal is therefore considered to be contrary to West Somerset District Local Plan 2006 – saved Policy BD/2 (v) and the advice contained within paragraphs 17 and 69 of the NPPF.

The motion was carried on a show of hands.

**3/39/14/015 Unit 6, Roughmoor Enterprise Centre, Roughmoor Trading Estate, Williton, Somerset**

Change Of Use From B1 And B2 Category To B8 And A1 For The Storage And Sale Of Motor Spares And Accessories

Councillor E May proposed and Cllr K Turner seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR** of this motion.

**P135 Exmoor National Park Matters**

The Chairman read a report by Cllr S Pugsley on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

1) Proposed replacement agricultural building, associated yard area and landscaping. Proposed re-submission of part of approved application 6/8/12/105 (1591m<sup>2</sup>) (Full) – Shearwell Data Ltd, Putham, Wheddon Cross, Minehead, Somerset. (Approved).

2) Outline application for a proposed agricultural dwelling (means of access included and with appearance, landscaping, layout and scale reserved) (Outline) – Zeal Farm, Hawkridge, Dulverton, Somerset. (Approved).

3) Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the proposed upgrading of ceiling insulation in Committee Room, replacement of single glazing with double glazing in Committee Room windows together with the installation of an air source heat pump to heat Committee Room (Full) – Exmoor House, Dulverton, Somerset. (Deferred).

**P136 Delegated Decision List**

There were no queries raised on the Delegated Decision List.

**P137 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Appeal Type</b>
Mrs G Barlow	Erection of a Dwelling Site at The Stables, The Bridleway, Ellicombe, Minehead	Written Reps

**P138** A vote of thanks was given to Mike Hicks who was leaving the Authority on the 27 June 2014. Mr T Burton updated Councillors on the proposed staffing structure for the Planning Tea at West Somerset for the next three months.

The meeting closed at 7.45 pm